

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM  
**Address** : 199 CHAMBERS STREET @ WEST ST.  
**Borough** : MANHATTAN **Agency's Number** : 2-25002  
**Program / Asset #** : CUN0005.020 / 2098 **Yr Built/Renovated** : 1982 / 2015  
**Area Sq Ft** : 23,337 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1,Mez  
**Block** : 16 **Lot** : 215 **BIN** : 1084587

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$52,800              | \$52,400              |
| Electrical            |                       | \$342,700             |
| Mechanical            |                       | \$972,300             |
| <b>Total</b>          | <b>\$52,800</b>       | <b>\$1,367,400</b>    |
| Importance Code A     | \$52,800              | \$52,400              |
| Importance Code B     |                       | \$1,315,000           |
| <b>Total</b>          | <b>\$52,800</b>       | <b>\$1,367,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 | \$5,600         |                 |                |
| Interior Architecture | \$17,700        |                 | \$8,300         |                |
| Electrical            | \$2,100         | \$1,600         | \$1,600         | \$2,000        |
| Mechanical            | \$4,800         | \$30,000        | \$5,900         | \$3,400        |
| Site Pavements        | \$26,100        |                 |                 |                |
| <b>Total</b>          | <b>\$50,700</b> | <b>\$37,300</b> | <b>\$15,900</b> | <b>\$5,400</b> |
| Importance Code A     |                 | \$5,600         |                 |                |
| Importance Code B     | \$21,500        | \$31,600        | \$15,900        | \$5,400        |
| Importance Code C     | \$29,200        |                 |                 |                |
| <b>Total</b>          | <b>\$50,700</b> | <b>\$37,300</b> | <b>\$15,900</b> | <b>\$5,400</b> |



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

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

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

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

| Architecture            | Current Repair                                                         |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------|------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total                                                             | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                |                                                                        |                   |                |                    |                |             |                |          |
| Exterior Walls          |                                                                        |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity   | 88%                                                                    |                   |                | LIFE               | **             | 5           | \$26,400       |          |
|                         | <i>Efflorescence, Extent : Light, Area Affected : 5%</i>               |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| Metal Coiling Doors     | 2%                                                                     |                   |                | 2043               | **             | 5           | \$1,900        |          |
| Window Wall             | 10%                                                                    |                   |                | 2050               | **             | 5           | \$11,200       |          |
| Windows                 |                                                                        |                   |                |                    |                |             |                |          |
| Metal Louvers           | 100%                                                                   |                   |                | 2039               | **             | 10          | \$52,400       |          |
| Parapets                |                                                                        |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity   | 95%                                                                    |                   |                | LIFE               | **             | 5           |                |          |
| Pre-Cast Concrete       | 5%                                                                     |                   |                | LIFE               | **             | 5           |                |          |
| Roof                    |                                                                        |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 15%                                                                    |                   |                | LIFE               | **             |             |                |          |
| Modified Bitumen        | 75%                                                                    |                   |                | 2035               | **             | 10          | \$52,800       |          |
| Skylight, Metal/Glass   | 10%                                                                    |                   |                | 2050               | **             | 10          | \$23,500       |          |
| Soffits                 |                                                                        |                   |                |                    |                |             |                |          |
| Metal Panel             | 100%                                                                   |                   |                | 2050               | **             | 5-10        |                |          |
| Interior                |                                                                        |                   |                |                    |                |             |                |          |
| Floors                  |                                                                        |                   |                |                    |                |             |                |          |
| Carpet                  | 45%                                                                    |                   |                | 2029               | \$272,400      | 3           | \$23,700       |          |
| Cast in Place Concrete  | 5%                                                                     |                   |                | LIFE               | **             | 5           | \$3,800        |          |
| Ceramic Tile            | 5%                                                                     |                   |                | 2039               | **             | 5           | \$1,800        |          |
| Quarry Tile             | 30%                                                                    |                   |                | 2043               | **             | 5           | \$15,800       |          |
| Vinyl Tile              | 10%                                                                    |                   |                | 2035               | **             | 3           | \$1,300        |          |
| Wood                    | 5%                                                                     |                   |                | 2058               | **             | 5           | \$3,300        |          |
| Interior Walls          |                                                                        |                   |                |                    |                |             |                |          |
| Gypsum Board            | 45%                                                                    | Now               | \$3,000        | LIFE               | **             | 5           | \$6,700        |          |
|                         | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                         | <i>Location : 1st Floor Corridor</i>                                   |                   |                |                    |                |             |                |          |
| Masonry: Brick          | 15%                                                                    |                   |                | LIFE               | **             |             |                |          |
| Plaster                 | 20%                                                                    |                   |                | LIFE               | **             | 5           | \$1,500        |          |
| Wood                    | 20%                                                                    |                   |                | LIFE               | **             | 5           | \$19,800       |          |
|                         | <i>Other Observation, Extent : Moderate, Area Affected : 60%</i>       |                   |                |                    |                |             |                |          |
|                         | <i>Location : Main Theater</i>                                         |                   |                |                    |                |             |                |          |
|                         | <i>Explanation : Wood Laminate</i>                                     |                   |                |                    |                |             |                |          |
| Ceilings                |                                                                        |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn    | 50%                                                                    | Now               | \$13,800       | 2043               | **             | 5           | \$11,000       |          |
|                         | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                         | <i>Location : First Floor Main Corridor</i>                            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete | 10%                                                                    |                   |                | LIFE               | **             | 5           | \$500          |          |
| Gypsum Board            | 20%                                                                    |                   |                | LIFE               | **             | 5           | \$8,800        |          |
| Metal Panel             | 10%                                                                    |                   |                | LIFE               | **             | 5           | \$4,400        |          |
| Plaster                 | 10%                                                                    |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Site Enclosure          |                                                                        |                   |                |                    |                |             |                |          |

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

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

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

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Site Enclosure                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                             | 75%               |                          |                       | 2050                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Actual Material Is Metal Decorative Panel</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket                                                            | 25%               |                          |                       | 2065                      | **                    |                    |                       |                 |
| Site Pavements                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                           | 100%              | 2-4                      | \$26,100              | 2039                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Entrance</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Under 600 Volts                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Panelboards                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                          | 5%                |                          |                       | 2038                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs                                                       | 95%               |                          |                       | 2038                      | **                    | 5                  | \$600                 |                 |
| Wiring                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                          | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Motor Controllers                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                        | 100%              |                          |                       | 2035                      | **                    | 5                  | \$200                 |                 |
| Lighting                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                            | 5%                |                          |                       | 2030                      | \$12,700              | 10                 | \$1,100               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                            | 25%               |                          |                       | 2030                      | \$63,600              | 10                 | \$5,400               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                           | 70%               |                          |                       | 2030                      | \$207,600             | 2                  | \$400                 |                 |
| Egress Lighting                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                     | 30%               |                          |                       | 2030                      | \$4,200               | 1                  |                       |                 |
| Emergency, Battery                                                     | 20%               |                          |                       | 2030                      | \$7,700               | 10                 | \$1,100               |                 |
| Exit, Service                                                          | 50%               |                          |                       | 2030                      | \$3,900               | 1                  |                       |                 |
| Exterior Lighting                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                    | 30%               |                          |                       | 2030                      | \$31,900              | 10                 |                       |                 |
| No Component                                                           | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2030

\$12,800

1

\$2,600

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

## Fire/Smoke Detection

Generic, Digital

100%

2030

\$58,800

1-3

\$14,800

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

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

## Heating

## Distribution

Central Plant Steam

100%

2040

\* \*

4

\$1,700

Piping/Pmp

## Terminal Devices

Air Handler

100%

2030

\$428,900

1

\$14,400

## Air Conditioning

## Distribution

CW &amp; CHW Wtr

100%

2040

\* \*

4

\$1,700

Pipe/Pump

## Terminal Devices

Air Handler/Cool/Ht

100%

2030

\$442,300

1

\$14,400

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$13,000

## Exhaust Fans

Interior

100%

2030

\$101,100

2

\$700

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2040

\* \*

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

## Sewage Ejector(s)

Electric

100%

2030

\$11,900

4

\$900

## Fixtures

Generic

100%

## Fire Suppression

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BOR. OF MANHATTAN COMM. COLLEGE BMCC AUDITORIUM**  
**Asset # : 2098**

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

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)  
**Address** : 199 CHAMBERS STREET @ WEST ST.  
**Borough** : MANHATTAN **Agency's Number** : 1-25001  
**Program / Asset #** : CUN0005.010 / 2097 **Yr Built/Renovated** : 1983 / 2015  
**Area Sq Ft** : 662,615 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,7,8,Ph  
**Block** : 16 **Lot** : 215 **BIN** : 1066406

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,336,800           | \$1,411,600           |
| Interior Architecture | \$3,056,000           | \$1,490,600           |
| Electrical            | \$2,272,600           | \$14,700,000          |
| Mechanical            | \$5,885,000           | \$13,256,400          |
| Site Pavements        | \$105,200             | \$209,300             |
| <b>Total</b>          | <b>\$15,655,600</b>   | <b>\$31,067,900</b>   |
| Importance Code A     | \$4,336,800           | \$2,522,900           |
| Importance Code B     | \$11,060,400          | \$27,930,500          |
| Importance Code C     | \$258,300             | \$614,500             |
| <b>Total</b>          | <b>\$15,655,600</b>   | <b>\$31,067,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$59,300         |                  |                  |                  |
| Interior Architecture | \$47,200         |                  | \$76,800         | \$64,000         |
| Electrical            | \$68,900         | \$69,600         | \$65,500         | \$68,300         |
| Mechanical            | \$221,000        | \$188,300        | \$398,800        | \$176,000        |
| Site Enclosure        | \$37,700         |                  |                  |                  |
| Site Pavements        | \$17,500         |                  |                  |                  |
| Elevators/Escalators  | \$98,800         | \$98,800         | \$98,800         | \$98,800         |
| <b>Total</b>          | <b>\$550,300</b> | <b>\$356,700</b> | <b>\$639,900</b> | <b>\$407,100</b> |
| Importance Code A     | \$59,300         | \$1,700          |                  |                  |
| Importance Code B     | \$414,900        | \$354,900        | \$639,900        | \$407,100        |
| Importance Code C     | \$76,100         |                  |                  |                  |
| <b>Total</b>          | <b>\$550,300</b> | <b>\$356,700</b> | <b>\$639,900</b> | <b>\$407,100</b> |



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

| Architecture                                                                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                               | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                            |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                                      |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                              | 5%             |                   |                | LIFE               | **             | 5           | \$71,300       |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 10%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : North Side Of Building Adjacent To Parking Lot</i>                    |                |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity                                                               | 60%            |                   |                | LIFE               | **             | 5           | \$171,100      |          |
| <i>Efflorescence, Extent : Light, Area Affected : 10%</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                                         | 14%            |                   |                | 2050               | **             | 5-10        | \$274,500      |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Enclosure</i>                                               |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Enclosure</i>                                               |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                                 | 1%             |                   |                | 2043               | **             | 5           | \$8,900        |          |
| Window Wall                                                                         | 20%            |                   |                | 2050               | **             | 5           | \$213,900      |          |
| Windows                                                                             |                |                   |                |                    |                |             |                |          |
| Aluminum                                                                            | 95%            | Now               | \$3,892,000    | 2038               | **             | 5           | \$60,600       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 60%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout All Operable Windows</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 5%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side At 2nd Floor</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout All Operable Windows</i>                                   |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                                       | 5%             |                   |                | 2039               | **             | 10          | \$39,900       |          |
| Parapets                                                                            |                |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity                                                               | 65%            |                   |                | LIFE               | **             | 5           | \$11,100       |          |
| <i>Efflorescence, Extent : Light, Area Affected : 10%</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |                |                   |                |                    |                |             |                |          |
| Metal Rail                                                                          | 20%            |                   |                | 2043               | **             | 5-10        | \$61,700       |          |
| Pre-Cast Concrete                                                                   | 15%            |                   |                | LIFE               | **             | 5           | \$16,100       |          |
| Roof                                                                                |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane                                                             | 10%            | Now               | \$12,600       | 2030               |                |             | \$632,500      |          |
| <i>Gravel/Stone Ballast, Extent : Light, Area Affected : 10%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Below Cooling Tower And Child Care Area</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Paver Block Ballast, Extent : Light, Area Affected : 90%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Book Store, Connecting Corridors At 2nd Floor Gymnasium</i> |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                                    | 90%            | Now               | \$263,000      | 2035               | **             |             |                |          |
| <i>Ponding, Extent : Light, Area Affected : 5%</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Out Upper Roof</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Gymnasium, Library And Stair Tower E</i>                         |                |                   |                |                    |                |             |                |          |

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

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

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

| Architecture                                                                                      | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---------------------------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                                       | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>                                                                                   |                |                      |                |                    |                |                |                |          |
| Soffits                                                                                           |                |                      |                |                    |                |                |                |          |
| Metal Panel                                                                                       | 100%           | Now                  | \$46,700       | 2050               | **             | 5              | \$169,600      |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>                              |                |                      |                |                    |                |                |                |          |
| <i>Location : West Side Exit And Loading Dock</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>                                        |                |                      |                |                    |                |                |                |          |
| <i>Location : West Side Exit And Loading Dock</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>                                   |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                                                      |                |                      |                |                    |                |                |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                                                      |                |                      |                |                    |                |                |                |          |
| <hr/>                                                                                             |                |                      |                |                    |                |                |                |          |
| <b>Interior</b>                                                                                   |                |                      |                |                    |                |                |                |          |
| Floors                                                                                            |                |                      |                |                    |                |                |                |          |
| Carpet                                                                                            | 15%            |                      |                | 2029               | \$2,654,900    | 3              | \$230,500      |          |
| Cast in Place Concrete                                                                            | 15%            | Now                  | \$255,400      | LIFE               | **             | 5              | \$336,200      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                                 |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Mechanical Rooms At 1st Floor</i>                                           |                |                      |                |                    |                |                |                |          |
| Ceramic Tile                                                                                      | 5%             |                      |                | 2039               | **             | 5              | \$51,200       |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 10%</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Swimming Pool</i>                                                                   |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Toilets Throughout</i>                                                              |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Under Construction For Handicap Upgrade</i>                                      |                |                      |                |                    |                |                |                |          |
| Quarry Tile                                                                                       | 5%             | 4+                   | \$73,600       | 2043               | **             | 5              | \$38,400       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st Floor Vestibules Throughout.</i>                                                |                |                      |                |                    |                |                |                |          |
| Sheet Vinyl/Rubber                                                                                | 10%            | 4+                   | \$189,900      | 2035               | **             | 5              | \$76,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>                                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Gymnasium</i>                                                                       |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Floor Wet Down To Substrate In Gymnasium Due To Roof Leak, Causing Staining.</i> |                |                      |                |                    |                |                |                |          |
| Vinyl Tile                                                                                        | 50%            | 2-4                  | \$276,500      | 2035               | **             | 3              | \$192,100      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Cafateria And Corridors</i>                                              |                |                      |                |                    |                |                |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                                                      |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>                                       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                                                      |                |                      |                |                    |                |                |                |          |

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

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                        |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                  |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%             |                   |                | 2039               | **             | 5           | \$43,100       |          |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction For Handicap Upgrade</i>           |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 10%            |                   |                | LIFE               | **             | 5           | \$34,500       |          |
| Glass: Single Pane                                                     | 3%             |                   |                | LIFE               | **             | 5           | \$19,400       |          |
| Gypsum Board                                                           | 65%            | Now               | \$153,100      | LIFE               | **             | 5           | \$336,200      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Control Room</i>                     |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 15%            |                   |                | LIFE               | **             |             |                |          |
| Wood                                                                   | 2%             |                   |                | LIFE               | **             | 5           | \$69,000       |          |
| <b>Ceilings</b>                                                        |                |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                   | 15%            | Now               | \$483,100      | 2043               | **             | 5           | \$96,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Entry Lobby, Corridors, Outside Gymnasium</i>       |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                         |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Outside Gymnasium And Various Locations Throughout</i>   |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 50%            |                   |                | 2035               | **             | 5           | \$512,300      |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Library And Book Store</i>                               |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel                                                   | 10%            | Now               | \$1,202,600    | LIFE               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : First Floor Mechanical Spaces And Gymnasium</i>          |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                           | 15%            |                   |                | LIFE               | **             | 5           | \$192,100      |          |
| Metal Panel                                                            | 10%            | Now               | \$165,700      | LIFE               | **             | 5           | \$128,100      |          |
| <i>Bent/Warped Elements, Extent : Light, Area Affected : 15%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                 |                |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>                                                  |                |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>                                                     |                |                   |                |                    |                |             |                |          |
| Chain Link                                                             | 75%            | 2-4               | \$29,900       | 2040               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Side Along Property Line</i>                        |                |                   |                |                    |                |             |                |          |
| Iron Picket                                                            | 25%            |                   |                | 2065               | **             |             |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : North West Parking Lot</i>                               |                |                   |                |                    |                |             |                |          |

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

**Asset # : 2097**

| <b>Architecture</b>                                                               |               | <b>Current Repair</b> |                | <b>Future Replacement</b> |                | <b>Maintenance</b> |                |          |
|-----------------------------------------------------------------------------------|---------------|-----------------------|----------------|---------------------------|----------------|--------------------|----------------|----------|
| System<br>Component<br>Type                                                       | % of<br>Total | Fail Date<br>(Years)  | Estimated Cost | Year<br>FY                | Estimated Cost | Cycle<br>(Yrs)     | Estimated Cost | Priority |
| Site Enclosure                                                                    |               |                       |                |                           |                |                    |                |          |
| Free Standing Walls                                                               |               |                       |                |                           |                |                    |                |          |
| Masonry: Brick                                                                    | 75%           | 0-2                   | \$7,100        | 2050                      |                |                    | * *            |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                 |               |                       |                |                           |                |                    |                |          |
| <i>Location : North Side Exterior Stair</i>                                       |               |                       |                |                           |                |                    |                |          |
| Masonry: Fieldstone                                                               | 25%           |                       |                | 2050                      |                |                    | * *            |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>                 |               |                       |                |                           |                |                    |                |          |
| <i>Location : Main Entrance</i>                                                   |               |                       |                |                           |                |                    |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |               |                       |                |                           |                |                    |                |          |
| <i>Location : Main Entrance</i>                                                   |               |                       |                |                           |                |                    |                |          |
| <i>Explanation : Actual Material Is Granite Panel</i>                             |               |                       |                |                           |                |                    |                |          |
| Retaining Walls                                                                   |               |                       |                |                           |                |                    |                |          |
| Cast in Place Concrete                                                            | 10%           | 2-4                   | \$700          | 2050                      |                |                    | * *            |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                    |               |                       |                |                           |                |                    |                |          |
| <i>Location : Northwest Parking Lot</i>                                           |               |                       |                |                           |                |                    |                |          |
| Concrete Masonry Unit                                                             | 90%           |                       |                | 2050                      |                |                    | * *            |          |
| Site Pavements                                                                    |               |                       |                |                           |                |                    |                |          |
| Public Sidewalk                                                                   |               |                       |                |                           |                |                    |                |          |
| Cast in Place Concrete                                                            | 85%           |                       |                | 2043                      |                |                    | * *            |          |
| Pavers/Stone                                                                      | 15%           |                       |                | 2039                      |                |                    | * *            |          |
| On-Site Walkways                                                                  |               |                       |                |                           |                |                    |                |          |
| Cast in Place Concrete                                                            | 20%           | Now                   | \$7,000        | 2043                      |                |                    | * *            |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                 |               |                       |                |                           |                |                    |                |          |
| <i>Location : West Side North And South Side Stairs, Harrison Street Entrance</i> |               |                       |                |                           |                |                    |                |          |
| Masonry: Granite                                                                  | 5%            |                       |                | LIFE                      |                |                    | * *            |          |
| Pavers/Stone                                                                      | 75%           | Now                   | \$105,200      | 2039                      |                |                    | * *            |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                 |               |                       |                |                           |                |                    |                |          |
| <i>Location : Throughout Main Entrane And East Side Elevated Walkway</i>          |               |                       |                |                           |                |                    |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 10%</i>                        |               |                       |                |                           |                |                    |                |          |
| <i>Location : Throughout Main Entrane And East Side Elevated Walkway</i>          |               |                       |                |                           |                |                    |                |          |
| Parking/Driveway                                                                  |               |                       |                |                           |                |                    |                |          |
| Asphalt                                                                           | 90%           | 2-4                   | \$10,500       | 2033                      | \$209,300      |                    |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                    |               |                       |                |                           |                |                    |                |          |
| <i>Location : North Side Parking Lot</i>                                          |               |                       |                |                           |                |                    |                |          |
| Cast in Place Concrete                                                            | 10%           |                       |                | 2043                      |                |                    | * *            |          |
| Activity Yard                                                                     |               |                       |                |                           |                |                    |                |          |
| Rubber Matting                                                                    | 100%          |                       |                | 2035                      |                |                    | * *            |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |               |                       |                |                           |                |                    |                |          |
| <i>Location : Child Care</i>                                                      |               |                       |                |                           |                |                    |                |          |
| <i>Explanation : Located At Child Care Playground</i>                             |               |                       |                |                           |                |                    |                |          |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BOR. OF MANHATTAN COMM. COLLEGE CHAMBERS ST BLDG. (MAIN CAMPUS)**  
**Asset # : 2097**

| Electrical                                                                                                                  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                       | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts                                                                                                             |                |                   |                |                    |                |             |                |          |
| Service Equipment                                                                                                           |                |                   |                |                    |                |             |                |          |
| Air Circuit Breaker                                                                                                         | 100%           |                   |                | 2030               | \$1,111,300    | 5           | \$3,400        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room</i>                                                                                           |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Four 4,000 Ampere Main Service Disconnect Switches. Currently The Incoming Feeders Are Being Replaced.</i> |                |                   |                |                    |                |             |                |          |
| Transformers                                                                                                                |                |                   |                |                    |                |             |                |          |
| Dry Type                                                                                                                    | 100%           |                   |                | 2028               | \$26,100       | 5           | \$2,400        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Electrical And Mechanical Room</i>                                                                            |                |                   |                |                    |                |             |                |          |
| <i>Explanation : One 150 Kilovolt-ampere, One 50 Kilovolt-ampere, Two 45 Kilovolt-ampere, 480/208/120 Volts</i>             |                |                   |                |                    |                |             |                |          |
| Switchgear / Switchboard                                                                                                    |                |                   |                |                    |                |             |                |          |
| Fused Disc Sw                                                                                                               | 100%           |                   |                | 2030               | \$1,111,300    | 5           | \$2,800        |          |
| Raceway                                                                                                                     |                |                   |                |                    |                |             |                |          |
| Conduit                                                                                                                     | 100%           |                   |                | 2030               | \$1,150,300    | 1           |                |          |
| Panelboards                                                                                                                 |                |                   |                |                    |                |             |                |          |
| Fused Disc Sw                                                                                                               | 10%            |                   |                | 2029               | \$128,600      | 5           | \$1,500        |          |
| Molded Case Bkrs                                                                                                            | 80%            |                   |                | 2038               | **             | 5           | \$14,000       |          |
| Molded Case Bkrs                                                                                                            | 10%            |                   |                | 2046               | **             | 5           | \$1,700        |          |
| Wiring                                                                                                                      |                |                   |                |                    |                |             |                |          |
| Thermoplastic                                                                                                               | 10%            |                   |                | 2050               | **             | 1           |                |          |
| Thermoplastic                                                                                                               | 90%            |                   |                | 2030               | \$1,382,100    | 1           |                |          |
| Motor Controllers                                                                                                           |                |                   |                |                    |                |             |                |          |
| Locally Mounted                                                                                                             | 20%            |                   |                | 2028               | \$122,900      | 5           | \$900          |          |
| Motor Control Center                                                                                                        | 60%            | 0-2               | \$1,477,900    | 2050               | **             | 5           | \$5,400        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                                           |                |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Rooms</i>                                                                                          |                |                   |                |                    |                |             |                |          |
| <i>Explanation : The Motor Control Centers Are Operational But Are Obsolete And Spare Parts Are Not Easy To Find.</i>       |                |                   |                |                    |                |             |                |          |
| Motor Control Center                                                                                                        | 20%            |                   |                | 2035               | **             | 5           | \$3,600        |          |
| Ground                                                                                                                      |                |                   |                |                    |                |             |                |          |
| Grounding Devices                                                                                                           |                |                   |                |                    |                |             |                |          |
| Generic                                                                                                                     | 100%           |                   |                | LIFE               | **             | 5           | \$9,700        |          |
| Stand-by Power                                                                                                              |                |                   |                |                    |                |             |                |          |
| Transfer Switches                                                                                                           |                |                   |                |                    |                |             |                |          |
| Automatic                                                                                                                   | 100%           |                   |                | 2028               | \$26,200       | 1           | \$203,900      |          |
| Generators                                                                                                                  |                |                   |                |                    |                |             |                |          |
| Diesel                                                                                                                      | 100%           |                   |                | 2026               | \$135,400      | 1           | \$256,600      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Two New 600 Kilowatt Generators Are Installed On The Roof.</i>                                             |                |                   |                |                    |                |             |                |          |
| Batteries                                                                                                                   |                |                   |                |                    |                |             |                |          |
| Lead/Acid                                                                                                                   | 100%           |                   |                | 2024               | \$2,400        | 5           | \$24,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Two New Generators With Associated Batteries Are Currently Installed.</i>                                  |                |                   |                |                    |                |             |                |          |

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

| <b>Electrical</b>            | <b>Current Repair</b>                                                                       |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                                                           | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power               |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage                 |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 50%                                                                                         |                          |                       | 2055                      | **                    | 5                  |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Two New Generators With Day Tank Are Installed On The Roof.</i>            |                          |                       |                           |                       |                    |                       |                 |
| Main Tank                    | 50%                                                                                         |                          |                       | 2033                      | \$37,500              | 5                  |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 1st Floor</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 5,000 Gallons Rated Capacity</i>                                           |                          |                       |                           |                       |                    |                       |                 |
| Lighting                     |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 70%                                                                                         |                          |                       | 2030                      | \$6,752,900           | 10                 | \$425,400             |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : T-8 Lamps</i>                                                              |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%                                                                                         |                          |                       | 2035                      | **                    | 10                 | \$60,800              |                 |
|                              | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%                                                                                         |                          |                       | 2030                      | \$964,700             | 10                 | \$60,800              |                 |
|                              | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                      |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Lobby And Hallways</i>                                                        |                          |                       |                           |                       |                    |                       |                 |
| LED                          | 10%                                                                                         |                          |                       | 2040                      | **                    |                    |                       |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Gymnasium And Other Areas</i>                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : New LED Fixtures Have Been Installed In The Gymnasium And Other Areas.</i> |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 55%                                                                                         |                          |                       | 2030                      | \$219,300             | 1                  |                       |                 |
| Emergency, Service           | 5%                                                                                          |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Exit, Service                | 35%                                                                                         |                          |                       | 2025                      | \$97,700              | 1                  |                       |                 |
| Exit, Service                | 5%                                                                                          |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 30%                                                                                         |                          |                       | 2030                      | \$905,900             | 10                 | \$600                 |                 |
| No Component                 | 70%                                                                                         |                          |                       |                           |                       |                    |                       |                 |
| Alarm                        |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Security System              |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                                                                                         |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%                                                                                         |                          |                       | 2030                      | \$364,500             | 1                  | \$74,200              |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Hallways, Lobby And Outside</i>                                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : CCTV Surveillance Cameras</i>                                              |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                                                                                             |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                                                                                         |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 30%                                                                                         | 0-2                      | \$500,800             | 2040                      | **                    | 1-3                | \$111,400             |                 |
|                              | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Fire Alarm Is Obsolete, It Is Frequently Having Problems.</i>              |                          |                       |                           |                       |                    |                       |                 |

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

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

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



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

**Asset # : 2097**

| Mechanical                                                                    | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                   | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Heating                                                                       |                |                      |                |                    |                |                |                |          |
| Energy Source                                                                 |                |                      |                |                    |                |                |                |          |
| Utility Steam                                                                 | 100%           |                      |                | 2040               | **             | 1              |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st Floor Steam Room</i>                                        |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Steam Provided By Con Edison</i>                             |                |                      |                |                    |                |                |                |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Conversion Equipment                                                          |                |                      |                |                    |                |                |                |          |
| Under Construction                                                            | 100%           |                      |                |                    |                |                |                |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Distribution                                                                  |                |                      |                |                    |                |                |                |          |
| Hot Wtr Piping/Pump                                                           | 30%            |                      |                | 2046               | **             | 4              | \$9,800        |          |
| Central Plant Steam<br>Piping/Pmp                                             | 70%            |                      |                | 2050               | **             | 4              | \$22,900       |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Terminal Devices                                                              |                |                      |                |                    |                |                |                |          |
| Air Handler                                                                   | 40%            |                      |                | 2038               | **             | 1              | \$163,900      |          |
| Air Handler                                                                   | 30%            |                      |                | 2025               |                | 1              | \$122,900      |          |
| Fan Coil Unit/Heat                                                            | 30%            |                      |                | 2030               |                | 1              | \$64,200       |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Air Conditioning                                                              |                |                      |                |                    |                |                |                |          |
| Energy Source                                                                 |                |                      |                |                    |                |                |                |          |
| Plant Campus Steam /<br>PRV                                                   | 85%            |                      |                | 2040               | **             | 1              |                |          |
| Electricity                                                                   | 15%            |                      |                | 2038               | **             | 1              |                |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Conversion Equipment                                                          |                |                      |                |                    |                |                |                |          |
| Absorption<br>Chiller/Direct Fire                                             | 85%            |                      |                | 2038               | **             | 1              | \$609,500      |          |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : First Floor Mechanical Equipment Room</i>                       |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Two Steam Turbine Driven Chillers Using R500 Refrigerant</i> |                |                      |                |                    |                |                |                |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Centrifugal, Elec Chiller                                                     | 15%            |                      |                | 2043               | **             | 1              | \$107,600      |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse</i>                                                   |                |                      |                |                    |                |                |                |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 10%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse</i>                                                   |                |                      |                |                    |                |                |                |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Distribution                                                                  |                |                      |                |                    |                |                |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                                     | 100%           |                      |                | 2050               | **             | 4              | \$32,700       |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Terminal Devices                                                              |                |                      |                |                    |                |                |                |          |
| Air Handler/Cool/Ht                                                           | 80%            |                      |                | 2038               | **             | 1              | \$327,800      |          |
| Fan Coil - 4 Pipe                                                             | 20%            |                      |                | 2030               |                | 1              | \$42,800       |          |
| -----                                                                         |                |                      |                |                    |                |                |                |          |
| Heat Rejection                                                                |                |                      |                |                    |                |                |                |          |
| Air Cooled Condenser<br>Unit                                                  | 10%            |                      |                | 2040               | **             | 2              | \$46,200       |          |
| Air Cooled Condenser<br>Unit                                                  | 5%             |                      |                | 2030               |                | 2              | \$23,100       |          |
| Water Cooling Tower                                                           | 85%            | Now                  | \$1,111,400    | 2028               | \$2,778,500    | 2              | \$453,500      |          |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>                                                        |                |                      |                |                    |                |                |                |          |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>                                                        |                |                      |                |                    |                |                |                |          |

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

| <b>Mechanical</b>                                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$369,500             |                 |
| <b>Exhaust Fans</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                                            | 100%              |                          |                       | 2035                      | **                    | 2                  | \$20,300              |                 |
| <b>Plumbing</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                        | 100%              | 0-2                      | \$415,600             | 2040                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Shut Off Broken</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired                                                                         | 100%              |                          |                       | 2040                      | **                    | 4                  | \$98,300              |                 |
| <b>Sanitary Piping</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                           | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Floors</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New Risers And Bathrooms</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Storm Drain Piping</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                           | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Pool Filter/Treatment</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Sewage Ejector(s)</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                            | 100%              |                          |                       | 2030                      | \$338,800             | 4                  | \$26,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5 Duplex Units</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backflow Preventer</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                        | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                             | 20%               |                          |                       | 2030                      | \$57,800              | 1                  | \$8,100               |                 |
| <b>Fixtures</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                             | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction                                                                     | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Unit From 1st To 8th Floor, Three Units From 1st To 7th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Escalators</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under 20' Rise                                                                      | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor To 7th Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 20 Units</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                             | 100%              |                          |                       | 2040                      | **                    | 1-5                | \$334,100             |                 |

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

**Asset # : 2097**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression  | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|                   | No Component          | 80%                   |                          |                           |                |                       |                    |                       |
|                   | Generic               | 20%                   |                          |                           | 2040           | **                    | 1-2                | \$37,100              |
| Fire Pump         | Generic               | 100%                  |                          |                           | 2026           | \$617,900             | 1                  | \$123,700             |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BOR. OF MANHATTAN COMM. COLLEGE FITERMAN HALL  
**Address** : 245 GREENWICH STREET @ PARK PL.  
**Borough** : MANHATTAN **Agency's Number** : BMCC-FH  
**Program / Asset #** : CUN0005.030 / 4131 **Yr Built/Renovated** : 2012 /  
**Area Sq Ft** : 357,774 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,11,14,Ph  
**Block** : 127 **Lot** : 1 **BIN** : 1001414

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$82,800              | \$1,302,000           |
| Interior Architecture | \$192,700             | \$856,800             |
| Electrical            |                       | \$328,100             |
| Mechanical            | \$46,800              | \$135,400             |
| <b>Total</b>          | <b>\$322,300</b>      | <b>\$2,622,400</b>    |
| Importance Code A     | \$82,800              | \$1,302,000           |
| Importance Code B     | \$116,200             | \$998,300             |
| Importance Code C     | \$123,200             | \$322,100             |
| <b>Total</b>          | <b>\$322,300</b>      | <b>\$2,622,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$5,300          | \$52,700         | \$9,200          |                  |
| Interior Architecture | \$29,100         |                  | \$77,100         |                  |
| Electrical            | \$48,900         | \$91,500         | \$57,100         | \$54,200         |
| Mechanical            | \$218,800        | \$102,600        | \$228,700        | \$102,600        |
| Elevators/Escalators  | \$213,600        | \$213,600        | \$213,600        | \$213,600        |
| <b>Total</b>          | <b>\$515,600</b> | <b>\$460,300</b> | <b>\$585,700</b> | <b>\$370,400</b> |
| Importance Code A     | \$5,300          | \$52,700         | \$10,000         |                  |
| Importance Code B     | \$493,600        | \$407,600        | \$575,700        | \$370,400        |
| Importance Code C     | \$16,800         |                  |                  |                  |
| <b>Total</b>          | <b>\$515,600</b> | <b>\$460,300</b> | <b>\$585,700</b> | <b>\$370,400</b> |



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

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

**Asset # : 4131**

| Architecture                                                      | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                             | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                             |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                    | 50%            |                   |                | LIFE               | **             | 5           | \$63,100       |          |
| Metal Panel                                                       | 10%            |                   |                | 2050               | **             | 5-10        | \$86,800       |          |
| Metal Coiling Doors                                               | 2%             | 4+                | \$5,300        | 2043               | **             | 5           | \$3,900        |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock At Dumpster</i>                        |                |                   |                |                    |                |             |                |          |
| Granite Panels                                                    | 3%             |                   |                | LIFE               | **             | 5           | \$2,800        |          |
| Window Wall                                                       | 35%            |                   |                | 2050               | **             | 5           | \$165,700      |          |
| <b>Windows</b>                                                    |                |                   |                |                    |                |             |                |          |
| Aluminum                                                          | 10%            |                   |                | 2046               | **             | 5           | \$18,500       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Fixed Windows</i>                                |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                     | 90%            |                   |                | 2039               | **             | 10          | \$1,038,000    |          |
| <b>Parapets</b>                                                   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                    | 20%            |                   |                | LIFE               | **             | 5           | \$1,300        |          |
| Metal Rail                                                        | 75%            |                   |                | 2043               | **             | 5-10        | \$90,400       |          |
| Pre-Cast Concrete                                                 | 5%             |                   |                | LIFE               | **             | 5           | \$2,100        |          |
| <b>Roof</b>                                                       |                |                   |                |                    |                |             |                |          |
| Green, Roof Inaccessible                                          | 35%            |                   |                | LIFE               | **             |             |                |          |
| <i>Extensive: Tray Type, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : 12th And 14th Floor Roofs</i>                       |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane                                           | 50%            |                   |                | 2035               | **             | 10          | \$29,000       |          |
| <i>Gravel/Stone Ballast, Extent : Light, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Paver Block Ballast, Extent : Light, Area Affected : 75%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                       | 10%            |                   |                | 2043               | **             | 10          | \$10,600       |          |
| Skylight, Metal/Glass                                             | 5%             |                   |                | 2050               | **             | 10          | \$9,700        |          |
| <b>Soffits</b>                                                    |                |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                              | 100%           |                   |                | 2035               | **             | 10          |                |          |
| <b>Interior</b>                                                   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                     |                |                   |                |                    |                |             |                |          |
| Carpet                                                            | 15%            |                   |                | 2029               | \$1,277,800    | 3           | \$111,000      |          |
| Cast in Place Concrete                                            | 5%             |                   |                | LIFE               | **             | 5           | \$53,900       |          |
| Ceramic Tile                                                      | 5%             |                   |                | 2039               | **             | 5           | \$24,700       |          |
| Granite Panels                                                    | 5%             |                   |                | LIFE               | **             | 5           | \$18,500       |          |
| Quarry Tile                                                       | 5%             |                   |                | 2043               | **             | 5           | \$37,000       |          |
| Vinyl Tile                                                        | 65%            |                   |                | 2035               | **             | 3           | \$120,200      |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
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**Asset # : 4131**

| <b>Architecture</b>                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                                                           | 5%                |                          |                       | 2039                      | **                    | 5                  | \$33,500              |                 |
| Concrete Masonry Unit                                                                                  | 10%               | Now                      | \$123,200             | LIFE                      | **                    | 5                  | \$26,800              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock Area</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane                                                                                     | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$25,200              |                 |
| Gypsum Board                                                                                           | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$322,100             |                 |
| <b>Ceilings</b>                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                                                   | 85%               |                          |                       | 2043                      | **                    | 5                  | \$419,200             |                 |
| Exposed Struc: Steel                                                                                   | 3%                | Now                      | \$69,500              | LIFE                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Pump Room From Loading Dock Above And Penthouse Roof Drain Below Green Roof</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                                                   | 2%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                                                           | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$61,600              |                 |
| <b>Site Pavements</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                                 | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite                                                                                       | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |

| <b>Electrical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                          | 100%              |                          |                       | 2056                      | **                    | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 4,000 Ampere Main Disconnect Switches</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                               | 100%              |                          |                       | 2047                      | **                    | 5                  | \$1,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 1,500 Kilovolt-ampere, 208 Pri 480/277 Volts</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                          | 100%              |                          |                       | 2056                      | **                    | 5                  | \$1,500               |                 |
| <b>Raceway</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                | 100%              |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                          | 10%               |                          |                       | 2052                      | **                    | 5                  | \$800                 |                 |
| Molded Case Bkrs                                                       | 90%               |                          |                       | 2052                      | **                    | 5                  | \$8,500               |                 |
| <b>Wiring</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                          | 100%              |                          |                       | 2056                      | **                    | 1                  |                       |                 |

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**Asset # : 4131**

| <b>Electrical</b>            | <b>Current Repair</b> |                                                                                                                   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                                                          | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Variable Frequency Drive     | 100%                  |                                                                                                                   |                       | 2047                      | **                    |                    |                       |                 |
| <b>Ground</b>                |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                                                                                                                   |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                        |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Basement</i>                                                                                        |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Connected To Metal Water Pipe, Point Of Contact Not Visible Covered With Insulation Material</i> |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                  |                                                                                                                   |                       | 2047                      | **                    | 1                  | \$110,100             |                 |
| Generators                   |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                  |                                                                                                                   |                       | 2043                      | **                    | 1                  | \$138,600             |                 |
|                              |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                                 |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Roof</i>                                                                                            |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Emergency Generator Rated At 1,000 Kilowatts</i>                                                 |                       |                           |                       |                    |                       |                 |
| Batteries                    |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%                  |                                                                                                                   |                       | 2025                      | \$2,400               | 5                  | \$79,700              |                 |
| Fuel Storage                 |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 50%                   |                                                                                                                   |                       | 2052                      | **                    | 5                  |                       |                 |
| Main Tank                    | 50%                   |                                                                                                                   |                       | 2065                      | **                    | 5                  |                       |                 |
| <b>Lighting</b>              |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 85%                   |                                                                                                                   |                       | 2038                      | **                    | 10                 | \$278,900             |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>                                            |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                                                                         |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 15%                   |                                                                                                                   |                       | 2038                      | **                    | 10                 | \$49,200              |                 |
|                              |                       | <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>                                         |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways</i>                                                                                        |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%                   |                                                                                                                   |                       | 2038                      | **                    | 1                  |                       |                 |
| Exit, LED                    | 40%                   |                                                                                                                   |                       | 2065                      | **                    | 1                  |                       |                 |
| Exit, Service                | 10%                   |                                                                                                                   |                       | 2038                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%                   |                                                                                                                   |                       | 2038                      | **                    | 10                 | \$3,300               |                 |
|                              |                       | <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>                                         |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Roof</i>                                                                                            |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%                   |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                                                                   |                       | 2065                      | **                    | 5                  | \$600                 |                 |
| <b>Alarm</b>                 |                       |                                                                                                                   |                       |                           |                       |                    |                       |                 |

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**Asset # : 4131**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2038

\*\*

1

\$40,100

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

*Location : Hallways And Outside*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2038

\*\*

1-3

\$220,500

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

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells*

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

**Heating**

Energy Source

Utility Steam

100%

2056

\*\*

1

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

*Location : Basement*

*Explanation : Steam From Con Edison*

Conversion Equipment

Pres. Reducing Valve/LP Steam

100%

2043

\*\*

5

\$21,200

*Other Observation, Extent : Light, Area Affected : 25%*

*Location : Basement*

*Explanation : A Hot Water Converter For Heating Devices*

Distribution

Hot Wtr Piping/Pump

25%

2052

\*\*

4

\$6,600

Central Plant Steam

75%

2056

\*\*

4

\$19,800

Piping/Pmp

Terminal Devices

Air Handler

75%

2038

\*\*

1

\$165,900

Convactor/Radiator

25%

2047

\*\*

1

\$28,900

**Air Conditioning**

Energy Source

Electricity

100%

2052

\*\*

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2043

\*\*

1

\$387,200

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

*Location : Penthouse*

*Explanation : 3 Units. Refrigerant: R-123*

Distribution

CW & CHW Wtr

100%

2056

\*\*

4

\$26,500

Pipe/Pump

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| <b>Mechanical</b>                                                                           |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                                                         | 100%              |                          |                       | 2038                      | **                    | 1                  | \$221,200             |                 |
| <b>Heat Rejection</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower                                                                         | 100%              |                          |                       | 2034                      | **                    | 2                  | \$360,100             |                 |
| <b>Ventilation</b>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                          | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$199,500             |                 |
| <b>Exhaust Fans</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                                                    | 100%              |                          |                       | 2038                      | **                    | 2                  | \$11,000              |                 |
| <b>Plumbing</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                | 100%              |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <b>HW Heat Exchanger</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired                                                                                 | 100%              |                          |                       | 2056                      | **                    | 4                  | \$53,100              |                 |
| <b>Sanitary Piping</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible                                                                             | 100%              |                          |                       | 2038                      | **                    | 4                  | \$7,600               |                 |
| <b>Sewage Ejector(s)</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                                    | 100%              |                          |                       | 2038                      | **                    | 4                  | \$14,200              |                 |
| <b>Backflow Preventer</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                     | 100%              |                          |                       | 2038                      | **                    | 1                  | \$21,900              |                 |
| <b>Fixtures</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                     | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction                                                                             | 98%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Unit From Basement To 14th Floor, Eleven Units From 1st To 14th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 12 Units</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic                                                                                   | 2%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 1st Floor</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Escalators</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Under 20' Rise                                                                              | 20%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st To 9th Floor</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8 Units</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                     | 100%              |                          |                       | 2056                      | **                    | 1-5                | \$180,400             |                 |
| <b>Sprinkler</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                     | 100%              |                          |                       | 2056                      | **                    | 1-2                | \$100,200             |                 |

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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 2024 - 2027     | FY 2028 - 2033     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$336,600          |                    |
| Interior Architecture | \$619,600          | \$1,607,900        |
| Electrical            |                    | \$82,300           |
| Mechanical            |                    | \$233,300          |
| Site Enclosure        | \$73,800           |                    |
| Site Pavements        | \$70,100           |                    |
| <b>Total</b>          | <b>\$1,100,100</b> | <b>\$1,923,500</b> |
| Importance Code A     | \$336,600          | \$78,300           |
| Importance Code B     | \$693,400          | \$1,845,200        |
| Importance Code C     | \$70,100           |                    |
| <b>Total</b>          | <b>\$1,100,100</b> | <b>\$1,923,500</b> |

| EXPENSE               | FY 2024          | FY 2025        | FY 2026         | FY 2027        |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$63,900         |                | \$1,600         |                |
| Interior Architecture | \$36,200         |                | \$800           | \$1,200        |
| Electrical            | \$5,100          | \$700          | \$800           | \$900          |
| Mechanical            | \$19,100         | \$600          | \$95,300        | \$600          |
| Site Enclosure        | \$19,400         |                |                 |                |
| Site Pavements        | \$37,800         |                |                 |                |
| <b>Total</b>          | <b>\$181,500</b> | <b>\$1,300</b> | <b>\$98,500</b> | <b>\$2,700</b> |
| Importance Code A     | \$64,300         | \$400          | \$2,000         | \$400          |
| Importance Code B     | \$71,800         | \$900          | \$96,500        | \$2,300        |
| Importance Code C     | \$45,400         |                |                 |                |
| <b>Total</b>          | <b>\$181,500</b> | <b>\$1,300</b> | <b>\$98,500</b> | <b>\$2,700</b> |



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

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

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 60%        | Now               | \$182,100      | LIFE               | **             | 5           | \$11,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Low Wall Near Entrance</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Low Wall Near Entrance</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Low Wall Near Entrance</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Elevations</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                    | 10%        | Now               | \$75,400       | LIFE               | **             | 5           | \$1,400        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Open Joints, Extent : Moderate, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Units</i>                                       |            |                   |                |                    |                |             |                |          |
| Metal: Cage/Fence                                                      | 20%        | Now               | \$7,300        | 2038               | **             | 5           | \$8,300        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Fire Escape</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Fire Escape</i>                                          |            |                   |                |                    |                |             |                |          |
| Stucco Cement                                                          | 5%         | Now               | \$10,400       | 2038               | **             | 5           | \$1,200        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 5%         | Now               | \$6,000        | 2038               | **             | 5           | \$2,400        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Steel                                                                  | 48%        | Now               | \$79,100       | 2058               | **             | 5           | \$6,700        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 60%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| Viny                                                                   | 52%        |                   |                | 2038               | **             | 5           | \$1,500        |          |

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

| Architecture                                                            | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                                |                |                      |                |                    |                |                |                |          |
| Roof                                                                    |                |                      |                |                    |                |                |                |          |
| Asphalt Shingle                                                         | 75%            |                      |                | 2036               | **             | 10             | \$1,600        |          |
| Single Ply Membrane                                                     | 25%            | Now                  | \$32,800       | 2043               | **             |                |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Multipurpose Room</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Multipurpose Room</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Multipurpose Room</i>                                |                |                      |                |                    |                |                |                |          |
| Soffits                                                                 |                |                      |                |                    |                |                |                |          |
| Wood                                                                    | 100%           | Now                  | \$7,400        | 2038               | **             | 5              | \$2,900        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 25%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| Interior                                                                |                |                      |                |                    |                |                |                |          |
| Floors                                                                  |                |                      |                |                    |                |                |                |          |
| Ceramic Tile                                                            | 10%            |                      |                | 2036               | **             | 5              | \$1,600        |          |
| Terrazzo                                                                | 5%             | 0-2                  | \$3,500        | LIFE               | **             | 5              | \$600          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Stair Nosing</i>                                          |                |                      |                |                    |                |                |                |          |
| Vinyl Tile 9" X 9"                                                      | 60%            | Now                  | \$482,400      | 2028               | \$1,607,900    | 3              | \$3,500        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 33%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Basement, 2nd Attic</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 33%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Basement, 2nd And Attic</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Basement, 1st, 2nd And Attic</i>               |                |                      |                |                    |                |                |                |          |
| Wood                                                                    | 25%            | Now                  | \$67,900       | 2048               | **             | 5              | \$3,600        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                            |                |                      |                |                    |                |                |                |          |

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

**Asset # : 2070**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 5%         |                   |                | LIFE               | **             | 5           | \$300          |          |
| Gypsum Board                                                           | 20%        | Now               | \$3,600        | LIFE               | **             | 5           | \$800          |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 5%         |                   |                | LIFE               | **             | 10          | \$100          |          |
| Plaster                                                                | 70%        | Now               | \$22,200       | LIFE               | **             | 5           | \$1,400        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Attic</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>                                                |            |                   |                |                    |                |             |                |          |
| Ceilings                                                               |            |                   |                |                    |                |             |                |          |
| Gypsum Board                                                           | 25%        | Now               | \$6,600        | LIFE               | **             | 5           | \$4,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>                                            |            |                   |                |                    |                |             |                |          |
| Plaster                                                                | 75%        | Now               | \$69,300       | LIFE               | **             | 5           | \$7,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Attic</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 15%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>                                                |            |                   |                |                    |                |             |                |          |
| Site Enclosure                                                         |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                            |            |                   |                |                    |                |             |                |          |
| Chain Link                                                             | 100%       | Now               | \$19,400       | 2043               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Vegetation Growth</i>                                 |            |                   |                |                    |                |             |                |          |
| Retaining Walls                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 75%        |                   |                | 2053               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                    | 25%        | Now               | \$73,800       | 2043               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Site Pavements                                                         |            |                   |                |                    |                |             |                |          |
| Public Sidewalk                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%       |                   |                | 2046               | **             |             |                |          |

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

**Asset # : 2070**

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 15% 2038 \*\*

Pavers/Stone 85% Now \$70,100 2036 \*\*

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

*Location : Throughout*

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

*Location : Throughout*

*Efflorescence, Extent : Light, Area Affected : 5%*

*Location : Throughout*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Throughout*

Activity Yard

Rubber Matting 100% Now \$37,800 2043 \*\*

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Front Yard*

*Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%*

*Location : Front Yard*

*Worn/Eroded, Extent : Moderate, Area Affected : 100%*

*Location : Front Yard*

*Other Observation, Extent : Moderate, Area Affected : 20%*

*Location : Front Yard*

*Explanation : Vegetation Growth*

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

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 \$200

Lighting

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

**Asset # : 2070**

| <b>Electrical</b>                                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                               | 100%              | 2-4                      | \$4,100               | 2033                      | \$82,300              |                    |                       |                 |
| <i>Damaged Fixtures, Extent : Light, Area Affected : 5%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Exit, Service                                               | 100%              |                          |                       | 2033                      | \$2,500               | 1                  |                       |                 |
| Exterior Lighting<br>HID                                                       | 10%               |                          |                       | 2028                      | \$3,400               | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell.</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic                                                     | 100%              |                          |                       | 2033                      | \$13,800              | 1                  | \$2,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Digital                                       | 100%              |                          |                       | 2028                      | \$19,000              | 1-3                | \$4,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Central Control Panel, Manual Pull Stations, Alarm Bells.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Fuel Oil No 2                                                 | 100%              | Now                      | \$300                 | 2033                      | \$16,900              | 5                  | \$1,200               |                 |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Fuel Gauge Defective</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Quantity: 2, 550 Gallons Total</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler                                       | 100%              |                          |                       | 2031                      | \$78,300              | 1                  | \$3,700               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Boiler Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Boiler Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Quantity: 1, 488 Mbh Output</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

| Mechanical                                                                                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                        |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                   |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                            | 100%       | 0-2               | \$1,600        | 2032               | \$16,100       | 4           | \$400          |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                   |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                               |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                             | 100%       | Now               | \$12,100       | 2031               | \$60,300       | 1           | \$2,200        |          |
| <i>Damaged, Extent : Severe, Area Affected : 20%</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                     |            |                   |                |                    |                |             |                |          |
| Controls                                                                                       |            |                   |                |                    |                |             |                |          |
| Digital                                                                                        | 20%        |                   |                | 2026               | \$42,300       |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Boiler System Monitoring</i> |            |                   |                |                    |                |             |                |          |
| Electrical                                                                                     | 80%        |                   |                | 2026               | \$32,800       |             |                |          |
| Air Conditioning                                                                               |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                  |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                    | 70%        |                   |                | 2041               | **             | 1           |                |          |
| No Component                                                                                   | 30%        |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                           |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                               | 70%        |                   |                | 2026               | \$19,500       | 1           |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                            |            |                   |                |                    |                |             |                |          |
| No Component                                                                                   | 30%        |                   |                |                    |                |             |                |          |
| Plumbing                                                                                       |            |                   |                |                    |                |             |                |          |
| H/C Water Piping                                                                               |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                                                   | 100%       | 0-2               | \$4,700        | 2033               | \$94,700       | 1           |                |          |
| <i>Not Insulated, Extent : Moderate, Area Affected : 20%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Boiler Room, Oil Tanks Area</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 80%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                   |            |                   |                |                    |                |             |                |          |
| Water Heater With Tanks                                                                        |            |                   |                |                    |                |             |                |          |
| Electric                                                                                       | 100%       |                   |                | 2028               | \$23,100       | 4           |                |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Toilet Room - 1 Of 2, 40 Gallons</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One- 50 Gallons</i>                                                           |            |                   |                |                    |                |             |                |          |
| Sanitary Piping                                                                                |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                                                      | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping                                                                             |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                                                      | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Fixtures                                                                                       |            |                   |                |                    |                |             |                |          |
| Generic                                                                                        | 100%       |                   |                |                    |                |             |                |          |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$329,900             | \$730,400             |
| Interior Architecture | \$205,300             | \$832,900             |
| Electrical            | \$78,000              | \$1,034,200           |
| Mechanical            | \$2,460,200           | \$2,506,600           |
| Site Enclosure        |                       | \$2,255,000           |
| <b>Total</b>          | <b>\$3,073,300</b>    | <b>\$7,359,200</b>    |
| Importance Code A     | \$329,900             | \$730,400             |
| Importance Code B     | \$2,743,400           | \$6,628,800           |
| <b>Total</b>          | <b>\$3,073,300</b>    | <b>\$7,359,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$84,900         |                 | \$19,400        |                 |
| Interior Architecture | \$116,100        |                 | \$8,300         | \$8,300         |
| Electrical            | \$34,700         | \$2,700         | \$3,100         | \$3,200         |
| Mechanical            | \$138,200        | \$8,000         | \$19,100        | \$5,800         |
| Site Enclosure        | \$2,500          |                 |                 |                 |
| Site Pavements        | \$2,200          |                 | \$500           |                 |
| <b>Total</b>          | <b>\$378,500</b> | <b>\$10,600</b> | <b>\$50,500</b> | <b>\$17,300</b> |
| Importance Code A     | \$84,900         |                 | \$19,400        |                 |
| Importance Code B     | \$226,400        | \$10,600        | \$30,600        | \$12,500        |
| Importance Code C     | \$67,300         |                 | \$500           | \$4,800         |
| <b>Total</b>          | <b>\$378,500</b> | <b>\$10,600</b> | <b>\$50,500</b> | <b>\$17,300</b> |



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

**Asset # : 2080**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 90%        | Now               | \$271,700      | LIFE               | **             | 5           | \$67,600       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Lower Base</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : East And West Facades</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Painted Surfaces, Extent : Light, Area Affected : 75%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : East, South And West Facades</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                    | 5%         | Now               | \$14,400       | LIFE               | **             | 5           | \$2,800        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : At Base On North Elevation</i>                          |            |                   |                |                    |                |             |                |          |
| Stucco Cement                                                         | 5%         |                   |                | 2038               | **             | 5           | \$9,400        |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%        | Now               | \$46,900       | 2041               | **             | 5           | \$5,000        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Guards</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Windows</i>                                     |            |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%         | Now               | \$2,900        | 2036               | **             |             |                |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Window Louvers</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Window Louvers</i>                            |            |                   |                |                    |                |             |                |          |
| Parapets                                                              |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 90%        | 0-2               | \$16,400       | LIFE               | **             | 5           | \$6,600        |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Inner Parapet Face</i>                                  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                    | 10%        | 0-2               | \$1,800        | LIFE               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Roof                                                                  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                        | 95%        |                   |                | 2028               |                | 10          | \$58,100       |          |
| <i>Alligatoring, Extent : Light, Area Affected : 20%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Flashing At Parapet</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Roll Roofing                                                          | 5%         |                   |                | 2026               | \$19,400       | 5           | \$5,100        |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 35%        |                   |                | LIFE               | **             | 5           | \$169,800      |          |
| Ceramic Tile                                                          | 15%        |                   |                | 2036               | **             | 5           | \$16,600       |          |
| Vinyl Tile                                                            | 25%        |                   |                | 2033               | \$748,000      | 3           | \$13,900       |          |
| Wood                                                                  | 25%        |                   |                | 2048               | **             | 5           | \$52,000       |          |

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

**Asset # : 2080**

| <b>Architecture</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                              | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$12,100              |                 |
| Ceramic Tile                                                        | 10%               |                          |                       | 2042                      | **                    | 5                  | \$9,700               |                 |
| Concrete Masonry Unit                                               | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$46,500              |                 |
| Masonry: Brick                                                      | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$1,500               |                 |
| Plaster                                                             | 15%               | Now                      | \$17,300              | LIFE                      | **                    | 5                  | \$4,400               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side By Windows</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side By Windows</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| SGFT/Glazed Masonry                                                 | 5%                | Now                      | \$8,500               | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Corridors</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                   | 10%               | Now                      | \$7,000               | 2038                      | **                    | 5                  | \$5,500               |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Locker Rooms On 3rd Floor</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                | 5%                |                          |                       | 2038                      | **                    | 5                  | \$5,500               |                 |
| Exposed Struc: Concrete                                             | 30%               |                          |                       | LIFE                      | **                    | 5-10               | \$41,600              |                 |
| Exposed Struc: Concrete                                             | 20%               | Now                      | \$64,900              | LIFE                      | **                    | 5                  | \$3,500               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Stairwell</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 1%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Stairwell</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Stairwell</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                | 25%               |                          |                       | LIFE                      | **                    | 10                 | \$55,400              |                 |
| Plaster                                                             | 10%               | Now                      | \$6,600               | LIFE                      | **                    | 5                  | \$6,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Main Entry Lobby</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                          | 80%               |                          |                       | 2043                      | **                    |                    |                       |                 |
| Metal Rail                                                          | 20%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                              | 100%              | 0-2                      | \$2,500               | 2053                      | **                    |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 1%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Handball Court Wall</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                 | 100%              |                          |                       | 2033                      |                       |                    | \$2,255,000           |                 |
| <b>Site Pavements</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2080**

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

Site Pavements

On-Site Walkways

|                        |     |     |         |      |    |  |  |  |
|------------------------|-----|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 30% | Now | \$2,200 | 2038 | ** |  |  |  |
|------------------------|-----|-----|---------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%*  
*Location : Various Walkways And Areaway Stairs*

|                        |     |  |  |      |    |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|
| Cast in Place Concrete | 35% |  |  | 2050 | ** |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : North Ramp And Walkway 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, Extent : N/A, Area Affected : 100%*  
*Location : West Side Of Building*  
*Explanation : Tennis And Handball Courts*

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

Under 600 Volts

Service Equipment

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Transformers

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Switchgear / Switchboard

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Raceway

|         |     |     |          |      |    |   |  |  |
|---------|-----|-----|----------|------|----|---|--|--|
| Conduit | 80% | 0-2 | \$11,300 | 2043 | ** | 1 |  |  |
|---------|-----|-----|----------|------|----|---|--|--|

*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Throughout The Building*

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 20% |  |  | 2043 | ** | 1 |  |  |
|---------|-----|--|--|------|----|---|--|--|

Panelboards

|               |     |  |  |      |    |   |       |  |
|---------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw | 10% |  |  | 2041 | ** | 5 | \$200 |  |
|---------------|-----|--|--|------|----|---|-------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Mechanical Room*  
*Explanation : No Capacity Recorded For Panelboards*

|                  |     |  |  |      |    |   |       |  |
|------------------|-----|--|--|------|----|---|-------|--|
| Molded Case Bkrs | 20% |  |  | 2041 | ** | 5 | \$400 |  |
|------------------|-----|--|--|------|----|---|-------|--|

|                  |     |  |  |      |           |   |         |  |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Molded Case Bkrs | 65% |  |  | 2032 | \$114,000 | 5 | \$1,200 |  |
|------------------|-----|--|--|------|-----------|---|---------|--|

|                  |    |  |  |      |    |   |       |  |
|------------------|----|--|--|------|----|---|-------|--|
| Molded Case Bkrs | 5% |  |  | 2049 | ** | 5 | \$100 |  |
|------------------|----|--|--|------|----|---|-------|--|

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

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

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

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

**Asset # : 2080**

| <b>Electrical</b>                                                   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                       | 40%                   | 2-4                      | \$78,000              | 2058                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                       | 55%                   |                          |                       | 2033                      | \$107,200             | 1                  |                       |                 |
| Thermoplastic                                                       | 5%                    |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                     | 80%                   |                          |                       | 2031                      | \$93,300              | 5                  | \$400                 |                 |
| Locally Mounted                                                     | 10%                   |                          |                       | 2050                      | **                    | 5                  |                       |                 |
| Variable Frequency Drive                                            | 10%                   |                          |                       | 2050                      | **                    |                    |                       |                 |
| <b>Ground</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$2,100               |                 |
| <b>Stand-by Power</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 70%                   |                          |                       | 2033                      | \$719,700             | 10                 | \$45,300              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 20%                   |                          |                       | 2041                      | **                    | 10                 | \$13,000              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pool Area</i>                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 5%                    |                          |                       | 2038                      | **                    | 10                 | \$100                 |                 |
| LED                                                                 | 5%                    |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                  | 30%                   |                          |                       | 2028                      | \$12,700              | 1                  |                       |                 |
| Emergency, Battery                                                  | 20%                   |                          |                       | 2041                      | **                    | 10                 | \$3,400               |                 |
| Exit, Service                                                       | 25%                   | Now                      | \$7,400               | 2043                      | **                    | 1                  |                       |                 |
| <i>Not Functioning, Extent : Moderate, Area Affected : 100%</i>     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Exit, Battery                                                       | 25%                   |                          |                       | 2028                      | \$24,400              | 10                 | \$1,200               |                 |
| <b>Exterior Lighting</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 3%                    |                          |                       | 2028                      | \$9,700               | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 4%                    |                          |                       | 2041                      | **                    | 10                 |                       |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tennis Courts</i>                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                        | 3%                    | 0-2                      | \$11,100              | 2043                      | **                    | 2                  |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%                   |                          |                       |                           |                       |                    |                       |                 |

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

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

## Alarm

Security System  
Generic

100%  
2038 \* \* 1 \$26,400  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Under Construction

100%

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

## Heating

Energy Source  
HTHW/HW

100%  
2043 \* \* 1  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Supplied From Campus Heating Plant*

## Conversion Equipment

Heat Exchanger, Shell &  
Tube

100%  
2036 \* \*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement Mechanical Area*  
*Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant*

## Distribution

Ductwork/Diffusers  
Steam Piping/Pump

30%  
70% Now \$116,000 2033 \$386,600 \* \* 2-5 \$18,700  
*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Basement, Other Locations*  
*Damaged, Extent : Severe, Area Affected : 100%*  
*Location : Basement Mechanical Area - Steam Condensate Return System*  
*Insul. Deteriorating, Extent : Severe, Area Affected : 10%*  
*Location : Basement*  
*Leak Evident, Extent : Severe, Area Affected : 10%*  
*Location : Basement*  
*On Extended Life, Extent : Light, Area Affected : 90%*  
*Location : Throughout*  
*Steam Traps Faulty, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*

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

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

**Asset # : 2080**

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                                                       |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                                                                     |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                                                                          | 12%        |                   |                | 2038               | **             | 1           | \$5,200        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Mechanical Room</i>                                                                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units, Heating And Ventilating Units For Swimming Pool</i>                                                        |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                                                                          | 28%        | Now               | \$363,400      | 2043               | **             | 1           | \$11,000       |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Locker Rooms, Ceiling Mounted, 5 Units</i>                                                                             |            |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Locker Rooms, Ceiling Mounted, 5 Units</i>                                                                             |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                   | 58%        |                   |                | 2031               | \$327,100      | 1           | \$13,200       |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Unit Heater - Steam                                                                                                                  | 2%         |                   |                | 2028               | \$7,800        | 4           | \$200          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrance Lobby</i>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                                                                                                  |            |                   |                |                    |                |             |                |          |
| <b>Controls</b>                                                                                                                      |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                              | 100%       | Now               | \$99,000       | 2026               | \$1,980,800    |             |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - No Front End Communication</i>                                                                            |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                                                        |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                          | 20%        |                   |                | 2041               | **             | 1           |                |          |
| No Component                                                                                                                         | 80%        |                   |                |                    |                |             |                |          |
| <b>Conversion Equipment</b>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Campus Chilled Water                                                                                                                 | 1%         |                   |                | 2046               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.</i>           |            |                   |                |                    |                |             |                |          |
| Int Pkg Unit - Heating/Cooling                                                                                                       | 10%        |                   |                | 2031               | \$112,400      | 2           | \$400          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Toilet Room, Ceiling Mounted</i>                                                                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Unit With Electric Re-heat Coil In Duct, Serving Adjacent Offices</i>                                               |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 10%        |                   |                | 2028               | \$26,100       | 1           |                |          |
| No Component                                                                                                                         | 79%        |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                                                   | 10%        |                   |                | LIFE               | **             | 2           | \$11,500       |          |
| No Component                                                                                                                         | 90%        |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>                                                                                                                   |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2080**

| <b>Mechanical</b>              | <b>Current Repair</b> |                          |                                                                      | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-----------------------|--------------------------|----------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>             |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| <b>Distribution</b>            |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 30%                   |                          |                                                                      | LIFE                      | **                    | 2-5                | \$18,700              |                 |
| No Component                   | 70%                   |                          |                                                                      |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>            |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Interior                       | 25%                   |                          |                                                                      | 2038                      | **                    | 2                  | \$500                 |                 |
|                                |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : 3rd Floor Mechanical Room - Motor Starters</i>         |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Explanation : 3 Units Serving Swimming Pool</i>                   |                           |                       |                    |                       |                 |
| Interior                       | 5%                    |                          |                                                                      | 2028                      | \$15,300              | 2                  | \$100                 |                 |
|                                |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>        |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : 1st Floor Female Locker Room</i>                       |                           |                       |                    |                       |                 |
| Wall Unit                      | 70%                   |                          |                                                                      | 2028                      | \$20,800              | 2                  | \$1,500               |                 |
| <b>Plumbing</b>                |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>        |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%                  |                          |                                                                      | 2033                      | \$885,800             | 1                  |                       |                 |
|                                |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 90%</i>         |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : Throughout</i>                                         |                           |                       |                    |                       |                 |
| <b>Water Heater With Tanks</b> |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Electric                       | 100%                  |                          |                                                                      | 2031                      | \$461,900             | 4                  |                       |                 |
|                                |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : Basement Mechanical Area</i>                           |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Explanation : Quantity: 4, 250 Gallons Each</i>                   |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>       |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Steam Fired                    | 100%                  |                          |                                                                      | 2053                      | **                    | 4                  | \$10,500              |                 |
|                                |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : Basement Mechanical Area By Electric Water Heaters</i> |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Explanation : Location Noted</i>                                  |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>         |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%                  | Now                      | \$17,400                                                             | LIFE                      | **                    | 1                  |                       |                 |
|                                |                       |                          | <i>Broken, Extent : Severe, Area Affected : 10%</i>                  |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : Basement Mechanical Area By Steam Generator</i>        |                           |                       |                    |                       |                 |
| <b>Storm Drain Piping</b>      |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%                  |                          |                                                                      | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>            |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Non-Submersible                | 100%                  |                          |                                                                      | 2028                      | \$13,800              | 4                  | \$2,200               |                 |
|                                |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>        |                           |                       |                    |                       |                 |
|                                |                       |                          | <i>Location : Basement Mechanical Area</i>                           |                           |                       |                    |                       |                 |
| <b>Pool Filter/Treatment</b>   |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Sand                           | 100%                  |                          |                                                                      | 2046                      | **                    | 4                  | \$17,500              |                 |
| <b>Fixtures</b>                |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Generic                        | 100%                  |                          |                                                                      |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>        |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| <b>Standpipe</b>               |                       |                          |                                                                      |                           |                       |                    |                       |                 |
| Generic                        | 100%                  |                          |                                                                      | 2033                      | \$317,600             | 1-5                | \$36,900              |                 |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$293,200             | \$260,700             |
| Electrical            |                       | \$60,700              |
| Mechanical            |                       | \$338,700             |
| Site Enclosure        | \$158,900             |                       |
| <b>Total</b>          | <b>\$452,100</b>      | <b>\$660,100</b>      |
| Importance Code A     | \$293,200             | \$260,700             |
| Importance Code B     | \$158,900             | \$399,400             |
| <b>Total</b>          | <b>\$452,100</b>      | <b>\$660,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$14,400        |                | \$100          |                |
| Interior Architecture | \$41,000        |                |                | \$300          |
| Electrical            | \$400           | \$400          | \$700          | \$400          |
| Mechanical            | \$5,500         | \$500          | \$3,600        | \$500          |
| <b>Total</b>          | <b>\$61,300</b> | <b>\$900</b>   | <b>\$4,400</b> | <b>\$1,200</b> |
| Importance Code A     | \$14,400        |                | \$100          |                |
| Importance Code B     | \$25,500        | \$900          | \$4,300        | \$1,200        |
| Importance Code C     | \$21,400        |                |                |                |
| <b>Total</b>          | <b>\$61,300</b> | <b>\$900</b>   | <b>\$4,400</b> | <b>\$1,200</b> |



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

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

**Asset # : 2093**

| Architecture                                                                        |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                            |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                                      |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                              | 100%       | Now               | \$235,200      | LIFE               | **             | 5           | \$91,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Base, Around Windows, Exterior Stairs And Various Other Locations</i> |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                 |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                 |            |                   |                |                    |                |             |                |          |
| Windows                                                                             |            |                   |                |                    |                |             |                |          |
| Aluminum                                                                            | 98%        | Now               | \$58,000       | 2058               | **             | 5           | \$600          |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 50%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| 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       |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Perimeter</i>                                                    |            |                   |                |                    |                |             |                |          |
| <i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| Soffits                                                                             |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                              | 100%       | Now               | \$900          | LIFE               | **             | 5           | \$700          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                        |            |                   |                |                    |                |             |                |          |
| Interior                                                                            |            |                   |                |                    |                |             |                |          |
| Floors                                                                              |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                              | 10%        |                   |                | LIFE               | **             | 5           | \$5,600        |          |
| Ceramic Tile                                                                        | 5%         |                   |                | 2042               | **             | 5           | \$600          |          |
| Terrazzo                                                                            | 85%        |                   |                | LIFE               | **             | 5           | \$16,900       |          |
| Interior Walls                                                                      |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                              | 20%        |                   |                | LIFE               | **             | 10          | \$11,600       |          |
| Concrete Masonry Unit                                                               | 15%        |                   |                | LIFE               | **             | 5           | \$2,800        |          |
| Plaster                                                                             | 65%        |                   |                | LIFE               | **             | 5-10        | \$12,900       |          |
| Ceilings                                                                            |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered                                                                   | 30%        |                   |                | 2038               | **             | 5           | \$3,800        |          |
| AcousTileConcealSpLn                                                                | 10%        |                   |                | 2038               | **             | 5           | \$1,600        |          |
| Plaster                                                                             | 60%        |                   |                | LIFE               | **             | 5-10        | \$13,200       |          |
| Site Enclosure                                                                      |            |                   |                |                    |                |             |                |          |

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

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

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

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

**Asset # : 2093**

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

Site Enclosure

Retaining Walls

|                                                                       |      |     |           |      |    |  |  |  |  |
|-----------------------------------------------------------------------|------|-----|-----------|------|----|--|--|--|--|
| Masonry: Fieldstone                                                   | 100% | Now | \$158,900 | 2043 | ** |  |  |  |  |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |      |     |           |      |    |  |  |  |  |
| <i>Location : South Side Of Building</i>                              |      |     |           |      |    |  |  |  |  |

Site Pavements

On-Site Walkways

|                                                                     |     |  |  |      |    |  |  |  |  |
|---------------------------------------------------------------------|-----|--|--|------|----|--|--|--|--|
| Asphalt                                                             | 85% |  |  | 2036 | ** |  |  |  |  |
| Masonry: Granite                                                    | 15% |  |  | LIFE | ** |  |  |  |  |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |     |  |  |      |    |  |  |  |  |
| <i>Location : Entry Stair</i>                                       |     |  |  |      |    |  |  |  |  |

Parking/Driveway

|         |      |  |  |      |    |  |  |  |  |
|---------|------|--|--|------|----|--|--|--|--|
| Asphalt | 100% |  |  | 2036 | ** |  |  |  |  |
|---------|------|--|--|------|----|--|--|--|--|

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

Under 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 |  |
|-----------------|------|--|--|------|----|--|---|-------|--|

Lighting

Interior Lighting

|                                                                     |     |  |  |      |          |  |    |         |  |
|---------------------------------------------------------------------|-----|--|--|------|----------|--|----|---------|--|
| Fluorescent                                                         | 50% |  |  | 2033 | \$60,700 |  | 10 | \$3,500 |  |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |     |  |  |      |          |  |    |         |  |
| <i>Location : Throughout The Building</i>                           |     |  |  |      |          |  |    |         |  |

|     |     |  |  |      |    |  |  |  |  |
|-----|-----|--|--|------|----|--|--|--|--|
| 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, Area Affected : 100%*

*Location : Building Perimeter*

*Explanation : Controlled Via Photocell*

|              |     |  |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|--|
| 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.

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

**Asset # : 2093**

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

**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, Smoke Detection.*

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

**Heating**

**Distribution**

Steam Piping/Pump

100%

2053

\* \*

**Controls**

Digital

100%

2028

\$234,000

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : Campus Central Plant Digital Controls With Local Direct Digital Controls*

**Air Conditioning**

**Conversion Equipment**

Campus Chilled Water

100%

2042

\* \*

**Distribution**

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$12,400

**Terminal Devices**

Air Handler/Cool/Ht

100%

2038

\* \*

1

\$4,700

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Attic Mechanical Room*

*Explanation : Air Handler With Steam And Chilled Water Coils*

**Ventilation**

**Distribution**

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$6,700

**Exhaust Fans**

Interior

100%

2038

\* \*

2

\$200

**Plumbing**

**H/C Water Piping**

Brass/Copper

100%

2033

\$104,700

1

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : Domestic Cold And Hot Water Provided By Adjacent Building*

**Sanitary Piping**

Cast Iron

100%

LIFE

\* \*

1

**Storm Drain Piping**

Cast Iron

100%

LIFE

\* \*

1

**Fixtures**

Generic

100%

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

*Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$746,000             | \$485,400             |
| Interior Architecture | \$317,300             | \$4,368,800           |
| Electrical            |                       | \$665,800             |
| Mechanical            | \$871,700             | \$996,000             |
| <b>Total</b>          | <b>\$1,935,000</b>    | <b>\$6,516,000</b>    |
| Importance Code A     | \$746,000             | \$485,400             |
| Importance Code B     | \$1,108,000           | \$6,030,600           |
| Importance Code C     | \$81,000              |                       |
| <b>Total</b>          | <b>\$1,935,000</b>    | <b>\$6,516,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$49,400         |                |                |                |
| Interior Architecture | \$60,000         |                |                | \$7,300        |
| Electrical            | \$77,000         | \$1,000        | \$1,200        | \$1,200        |
| Mechanical            | \$77,200         | \$1,300        | \$1,600        | \$1,300        |
| <b>Total</b>          | <b>\$263,600</b> | <b>\$2,200</b> | <b>\$2,900</b> | <b>\$9,700</b> |
| Importance Code A     | \$49,800         | \$100          | \$400          | \$100          |
| Importance Code B     | \$182,100        | \$2,200        | \$2,400        | \$9,700        |
| Importance Code C     | \$31,700         |                |                |                |
| <b>Total</b>          | <b>\$263,600</b> | <b>\$2,200</b> | <b>\$2,900</b> | <b>\$9,700</b> |



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

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

**Asset # : 2062**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 10%               | Now                      | \$54,300              | LIFE                      | **                    | 5                  | \$46,400              |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Elevation</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 75%               | Now                      | \$112,000             | LIFE                      | **                    | 5                  | \$69,600              |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade By Louver</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And West Elevations</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Limestone                                                     | 7%                | Now                      | \$100,000             | LIFE                      | **                    | 5                  | \$4,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cornices</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cornices</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cornices</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Door Surround</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors                                                    | 3%                | Now                      | \$58,100              | 2038                      | **                    | 5                  | \$4,400               |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Stucco Cement                                                          | 5%                | Now                      | \$25,700              | 2038                      | **                    | 5                  | \$5,800               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade And Stair Bulkhead</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                               | 98%               | Now                      | \$52,000              | 2049                      | **                    | 5                  | \$11,200              |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers                                                          | 2%                |                          |                       | 2042                      | **                    | 10                 | \$2,900               |                 |
| <b>Parapets</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 90%               | Now                      | \$180,800             | LIFE                      | **                    | 5                  | \$14,600              |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Inner Side Of Parapets On Main Roof</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Limestone                                                     | 10%               | Now                      | \$9,800               | LIFE                      | **                    | 5                  | \$2,000               |                 |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

| Architecture                                                         | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                      |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>                                                          |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                       | 50%            | Now               | \$55,400       | 2033               | \$277,100      |             |                |          |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Bulkhead</i>                                     |                |                   |                |                    |                |             |                |          |
| Roll Roofing                                                         | 45%            | Now               | \$13,900       | 2029               | \$138,700      | 5           | \$18,200       |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                          |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                | 5%             | Now               | \$133,400      | 2043               |                | **          |                |          |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                          |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                       |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta                                               | 100%           |                   |                | LIFE               |                | **          | 5              |          |
| <b>Interior</b>                                                      |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 30%            | Now               | \$182,100      | LIFE               |                | **          | 5              | \$47,900 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                        |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                         | 5%             |                   |                | 2042               |                | **          | 5              | \$3,700  |
| Terrazzo                                                             | 5%             |                   |                | LIFE               |                | **          | 5              | \$5,700  |
| Vinyl Tile                                                           | 30%            |                   |                | 2033               | \$591,300      |             | 3              | \$11,000 |
| Vinyl Tile 9" X 9"                                                   | 30%            |                   |                | 2028               | \$3,777,500    |             | 3              | \$11,000 |
| <i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 15%            | Now               | \$81,000       | LIFE               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                        |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                         | 5%             |                   |                | LIFE               |                | **          | 5-10           | \$6,200  |
| Plaster                                                              | 80%            | Now               | \$27,700       | LIFE               |                | **          | 5              | \$17,500 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Bathroom On First Floor And Stairwell</i>              |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Bathroom On First Floor And Stairwell</i>              |                |                   |                |                    |                |             |                |          |

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

**Asset # : 2062**

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

**Interior**

**Ceilings**

|  |                                 |     |     |          |      |    |      |          |  |
|--|---------------------------------|-----|-----|----------|------|----|------|----------|--|
|  | AcousTileConcealSpLn            | 15% |     |          | 2038 | ** | 5    | \$13,700 |  |
|  | AcousTileSusp.Lay-In            | 10% |     |          | 2038 | ** | 5    | \$7,300  |  |
|  | Exposed Struc: Concrete Plaster | 25% |     |          | LIFE | ** | 5-10 | \$22,800 |  |
|  |                                 | 50% | Now | \$54,200 | LIFE | ** | 5    | \$22,800 |  |

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

*Location : Roof Stair*

*Water Penetration, Extent : Moderate, Area Affected : 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 | ** |  |  |  |
|--|---------|------|--|--|------|----|--|--|--|

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

**Under 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 Switch Rated At 4,000, 3,000, And 2,500 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 |    | 5 | \$400 |  |

**Raceway**

|  |         |     |  |  |      |    |   |          |  |
|--|---------|-----|--|--|------|----|---|----------|--|
|  | Conduit | 90% |  |  | 2033 |    | 1 | \$53,800 |  |
|  | Conduit | 10% |  |  | 2043 | ** | 1 |          |  |

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

**Asset # : 2062**

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                       | 10%               | 2-4                      | \$9,700               | 2058                      | **                    | 5                  |                       |                 |
| <i>Enclosure Corroded, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                    | 50%               |                          |                       | 2032                      | \$48,700              | 5                  | \$400                 |                 |
| Molded Case Bkrs                                                    | 40%               |                          |                       | 2041                      | **                    | 5                  | \$300                 |                 |
| <b>Wiring</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                       | 50%               | 2-4                      | \$37,700              | 2058                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                       | 40%               |                          |                       | 2033                      | \$30,200              | 1                  |                       |                 |
| Thermoplastic                                                       | 10%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                     | 100%              |                          |                       | 2031                      | \$70,000              | 5                  | \$200                 |                 |
| <b>Ground</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$900                 |                 |
| <b>Stand-by Power</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                           | 100%              |                          |                       | 2046                      | **                    | 1                  | \$9,600               |                 |
| <b>Lighting</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 95%               |                          |                       | 2028                      | \$429,800             | 10                 | \$27,100              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 5%                |                          |                       | 2028                      | \$18,000              | 10                 | \$100                 |                 |
| <b>Egress Lighting</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                  | 50%               |                          |                       | 2028                      | \$9,300               | 1                  |                       |                 |
| Exit, Battery                                                       | 50%               |                          |                       | 2028                      | \$21,500              | 10                 | \$1,000               |                 |
| <b>Exterior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 10%               |                          |                       | 2028                      | \$14,200              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

Heating

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**CITY UNIVERSITY OF NEW YORK - 042**  
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**Asset # : 2062**

| <b>Mechanical</b>                                                                                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                                                                                                          | 98%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                                                                                                                      | 2%                |                          |                       | 2033                      | \$200                 | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement By Old Campus Heating Plant</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : For Gas-fired Unit Heater</i>                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace                                                                                                                                                          | 2%                |                          |                       | 2028                      | \$1,900               | 1                  | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement By Old Campus Heating Plant</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Gas-fired Unit Heater</i>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW Exchanger                                                                                                                                                | 97%               | Now                      | \$400                 | 2042                      | **                    | 2                  | \$1,500               |                 |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Bliss Hall Generator - Pneumatic 3-way Control Valve Air Dryer Defective</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. One Steam Generator Serves Adjacent Building - New Hall</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler                                                                                                                                                     | 1%                |                          |                       | 2031                      | \$2,600               | 1                  | \$300                 |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Old Campus Heating Plant</i>                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                                                | 100%              | Now                      | \$24,300              | 2033                      | \$243,000             |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Old Campus Heating Plant</i>                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Old Campus Heating Plant</i>                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                                               | 100%              |                          |                       | 2031                      | \$248,200             | 1                  | \$10,000              |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                                                          | 100%              | Now                      | \$43,600              | 2026                      | \$871,700             |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - No Front End Communication</i>                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |

**Air Conditioning**

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

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

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

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

**Asset # : 2062**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                                                                 |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------|----------------|-----------------------------------------------------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years)                                            | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                          |                |                                                                 |                |                    |                |                |                |          |
| Energy Source                             |                |                                                                 |                |                    |                |                |                |          |
| Electricity                               | 100%           |                                                                 |                | 2041               | **             | 1              |                |          |
| Conversion Equipment                      |                |                                                                 |                |                    |                |                |                |          |
| Window/Wall Unit                          | 100%           |                                                                 |                | 2028               | \$115,000      | 1              |                |          |
| Ventilation                               |                |                                                                 |                |                    |                |                |                |          |
| Exhaust Fans                              |                |                                                                 |                |                    |                |                |                |          |
| Wall Unit                                 | 2%             |                                                                 |                | 2028               | \$300          | 2              |                |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                    |                |                |                |          |
|                                           |                | <i>Location : Basement</i>                                      |                |                    |                |                |                |          |
|                                           |                | <i>Explanation : Location Noted</i>                             |                |                    |                |                |                |          |
| No Component                              | 98%            |                                                                 |                |                    |                |                |                |          |
| Plumbing                                  |                |                                                                 |                |                    |                |                |                |          |
| H/C Water Piping                          |                |                                                                 |                |                    |                |                |                |          |
| Brass/Copper                              | 100%           |                                                                 |                | 2033               | \$389,800      | 1              |                |          |
|                                           |                | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                |                    |                |                |                |          |
|                                           |                | <i>Location : Throughout</i>                                    |                |                    |                |                |                |          |
| HW Heat Exchanger                         |                |                                                                 |                |                    |                |                |                |          |
| Steam Fired                               | 1%             |                                                                 |                | 2033               | \$1,500        | 4              |                |          |
|                                           |                | <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i> |                |                    |                |                |                |          |
|                                           |                | <i>Location : Basement - Old Campus Heating Plant</i>           |                |                    |                |                |                |          |
| No Component                              | 99%            |                                                                 |                |                    |                |                |                |          |
| Sanitary Piping                           |                |                                                                 |                |                    |                |                |                |          |
| Cast Iron                                 | 100%           | Now                                                             | \$7,600        | LIFE               | **             | 1              |                |          |
|                                           |                | <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>        |                |                    |                |                |                |          |
|                                           |                | <i>Location : Basement - Old Campus Heating Plant</i>           |                |                    |                |                |                |          |
| Storm Drain Piping                        |                |                                                                 |                |                    |                |                |                |          |
| Cast Iron                                 | 100%           |                                                                 |                | LIFE               | **             | 1              |                |          |
| Backflow Preventer                        |                |                                                                 |                |                    |                |                |                |          |
| Generic                                   | 100%           |                                                                 |                | 2028               | \$13,600       | 1              | \$1,900        |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                    |                |                |                |          |
|                                           |                | <i>Location : Basement By Old Campus Heating Plant</i>          |                |                    |                |                |                |          |
|                                           |                | <i>Explanation : Location Noted</i>                             |                |                    |                |                |                |          |
| Fixtures                                  |                |                                                                 |                |                    |                |                |                |          |
| Generic                                   | 100%           |                                                                 |                |                    |                |                |                |          |

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$781,700             | \$524,000             |
| Interior Architecture | \$319,000             | \$3,190,100           |
| Electrical            |                       | \$317,900             |
| Mechanical            | \$506,900             | \$588,800             |
| <b>Total</b>          | <b>\$1,607,500</b>    | <b>\$4,620,900</b>    |
| Importance Code A     | \$781,700             | \$524,000             |
| Importance Code B     | \$825,900             | \$4,096,900           |
| <b>Total</b>          | <b>\$1,607,500</b>    | <b>\$4,620,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$74,200         |                |                 |                |
| Interior Architecture | \$95,000         |                |                 | \$2,300        |
| Electrical            | \$300            |                | \$200           |                |
| Mechanical            | \$700            | \$600          | \$23,800        | \$600          |
| Site Pavements        | \$400            |                |                 |                |
| <b>Total</b>          | <b>\$170,500</b> | <b>\$600</b>   | <b>\$24,000</b> | <b>\$3,000</b> |
| Importance Code A     | \$74,200         |                |                 |                |
| Importance Code B     | \$39,300         | \$600          | \$24,000        | \$3,000        |
| Importance Code C     | \$57,000         |                |                 |                |
| <b>Total</b>          | <b>\$170,500</b> | <b>\$600</b>   | <b>\$24,000</b> | <b>\$3,000</b> |



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

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

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

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

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Bluestone                                                    | 5%                | Now                      | \$125,300             | LIFE                      | **                    | 5                  | \$302,600             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Window Lintels</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 40%               | Now                      | \$178,100             | LIFE                      | **                    | 5                  | \$110,700             |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entrance, North Facade</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$221,400             |                 |
| Masonry: Brownstone                                                   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$20,800              |                 |
| Masonry: Fieldstone                                                   | 10%               | Now                      | \$138,200             | LIFE                      | **                    | 5                  | \$20,800              |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Base At South And West Elevations</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                  | 100%              | Now                      | \$129,600             | 2058                      | **                    | 5                  | \$16,500              |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 60%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Copper/Terne                                                          | 27%               |                          |                       | 2053                      | **                    | 5                  | \$900                 |                 |
| Wood Cornice                                                          | 73%               | Now                      | \$33,900              | 2053                      | **                    | 5                  | \$2,800               |                 |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Eaves</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Eaves</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And Southeast Elevations</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Built-Up (BUR)                                                        | 57%               | Now                      | \$99,800              | 2043                      | **                    |                    |                       |                 |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Roof</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Roof</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Roll Roofing                                                          | 5%                | Now                      | \$4,900               | 2035                      | **                    | 5                  | \$600                 |                 |
| <i>Blisters, Extent : Moderate, Area Affected : 50%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bulkhead</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bulkhead</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Slate                                                                 | 38%               |                          |                       | LIFE                      | **                    | 10                 | \$5,800               |                 |

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

**Asset # : 2073**

| <b>Architecture</b>                                                    |                         | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------------------------------------------------------|-------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                          | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Exterior</b>                                                        |                         |                       |                          |                           |                |                       |                    |                       |
| Soffits                                                                |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Cast in Place Concrete  | 10%                   |                          |                           | LIFE           | **                    | 5                  | \$1,600               |
|                                                                        | Wood                    | 90%                   | Now                      | \$18,400                  | 2038           | **                    | 5                  | \$3,600               |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : North And South Gables</i>                               |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>           |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : North And South Gables</i>                               |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>           |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : North And South Gables</i>                               |                         |                       |                          |                           |                |                       |                    |                       |
| <hr/>                                                                  |                         |                       |                          |                           |                |                       |                    |                       |
| <b>Interior</b>                                                        |                         |                       |                          |                           |                |                       |                    |                       |
| Floors                                                                 |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Cast in Place Concrete  | 12%                   |                          |                           | LIFE           | **                    | 5                  | \$12,100              |
|                                                                        | Ceramic Tile            | 3%                    | 2-4                      | \$1,900                   | 2036           | **                    | 5                  | \$300                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>             |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Toilets In Basement</i>                                  |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Quarry Tile             | 5%                    |                          |                           | 2038           | **                    | 5                  | \$1,700               |
|                                                                        | Vinyl Tile 9" X 9"      | 80%                   | Now                      | \$319,000                 | 2028           | \$3,190,100           | 3                  | \$6,900               |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>        |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Corridors, Bathrooms, Classrooms</i>                     |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Corridors, Various Other Locations</i>                   |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Corridors, Various Other Locations</i>                   |                         |                       |                          |                           |                |                       |                    |                       |
| <hr/>                                                                  |                         |                       |                          |                           |                |                       |                    |                       |
| <b>Interior Walls</b>                                                  |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Concrete Masonry Unit   | 30%                   |                          |                           | LIFE           | **                    | 5                  | \$7,200               |
|                                                                        | Masonry: Brick          | 40%                   | Now                      | \$44,400                  | LIFE           | **                    |                    |                       |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement, Stair</i>                                      |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>            |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Various Locations</i>                                    |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                 |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                             |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                             |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Masonry: Fieldstone     | 10%                   | Now                      | \$5,400                   | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>       |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                             |                         |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Mortar Joints Eroded</i>                              |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Plaster                 | 20%                   |                          |                           | LIFE           | **                    | 5-10               | \$5,100               |
| <hr/>                                                                  |                         |                       |                          |                           |                |                       |                    |                       |
| <b>Ceilings</b>                                                        |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Exposed Struc: Concrete | 10%                   |                          |                           | LIFE           | **                    | 5-10               | \$2,900               |
|                                                                        | Gypsum Board            | 20%                   |                          |                           | LIFE           | **                    | 5-10               | \$15,900              |
|                                                                        | Plaster                 | 70%                   |                          |                           | LIFE           | **                    | 5-10               | \$27,800              |
| <hr/>                                                                  |                         |                       |                          |                           |                |                       |                    |                       |
| <b>Site Enclosure</b>                                                  |                         |                       |                          |                           |                |                       |                    |                       |
| Retaining Walls                                                        |                         |                       |                          |                           |                |                       |                    |                       |
|                                                                        | Cast in Place Concrete  | 100%                  |                          |                           | 2053           | **                    |                    |                       |

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

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

## Site Pavements

## On-Site Walkways

|                        |     |     |       |      |  |    |  |  |
|------------------------|-----|-----|-------|------|--|----|--|--|
| Cast in Place Concrete | 90% |     |       | 2046 |  | ** |  |  |
| Masonry: Granite       | 10% | Now | \$400 | LIFE |  | ** |  |  |

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

*Location : Main Entry Stair*

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

*Location : Main Entry Stair*

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

## Under 600 Volts

## Service Equipment

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| 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 | \$500 |  |
|---------|------|--|--|------|----|---|-------|--|

## Stand-by Power

## Transfer Switches

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

## Lighting

## Interior Lighting

|             |      |  |  |      |           |    |          |  |
|-------------|------|--|--|------|-----------|----|----------|--|
| Fluorescent | 100% |  |  | 2033 | \$247,900 | 10 | \$15,600 |  |
|-------------|------|--|--|------|-----------|----|----------|--|

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

*Location : Throughout The Building*

## Egress Lighting

|                    |     |  |  |      |          |    |       |  |
|--------------------|-----|--|--|------|----------|----|-------|--|
| Emergency, Service | 50% |  |  | 2033 | \$5,100  | 1  |       |  |
| Exit, Battery      | 50% |  |  | 2033 | \$11,800 | 10 | \$600 |  |

## Exterior Lighting

|              |     |  |  |      |         |    |  |  |
|--------------|-----|--|--|------|---------|----|--|--|
| HID          | 10% |  |  | 2028 | \$7,800 | 10 |  |  |
| No Component | 90% |  |  |      |         |    |  |  |

## Alarm

## Fire/Smoke Detection

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

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

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

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



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

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                                                       |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                                                                             | 100%       |                   |                | 2043               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                              |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Heat Exchanger, Shell & Tube                                                                                 | 100%       |                   |                | 2036               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i>                                   |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Distribution<br>Steam Piping/Pump                                                                                                    | 100%       |                   |                | 2033               | \$154,400      |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, 1-pipe Steam System</i>                                                                                    |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Terminal Devices<br>Convactor/Radiator                                                                                               | 100%       |                   |                | 2031               | \$157,600      | 1           | \$6,400        |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Controls<br>Digital                                                                                                                  | 100%       |                   |                | 2026               | \$477,600      |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source<br>Electricity                                                                                                         | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Campus Chilled Water                                                                                         | 1%         |                   |                | 2042               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.</i>           |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 40%        |                   |                | 2028               | \$29,200       | 1           |                |          |
| Window/Wall Unit                                                                                                                     | 40%        |                   |                | 2026               | \$29,200       | 1           |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                  |            |                   |                |                    |                |             |                |          |
| No Component                                                                                                                         | 19%        |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>                                                                                                                   |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2073**

| <b>Mechanical</b>                    |                       | <b>Current Repair</b>                                            |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b>                                     | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Ventilation</b>                   |                       |                                                                  |                       |                           |                       |                        |                       |                 |
| Exhaust Fans<br>Wall Unit            | 20%                   |                                                                  |                       | 2028                      | \$1,700               | 2                      | \$100                 |                 |
|                                      |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Basement Mechanical Room, 2nd Floor</i>            |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : Location Noted</i>                              |                       |                           |                       |                        |                       |                 |
| No Component                         | 80%                   |                                                                  |                       |                           |                       |                        |                       |                 |
| <b>Plumbing</b>                      |                       |                                                                  |                       |                           |                       |                        |                       |                 |
| H/C Water Piping<br>Brass/Copper     | 100%                  |                                                                  |                       | 2033                      | \$247,600             | 1                      |                       |                 |
|                                      |                       | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>    |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Throughout</i>                                     |                       |                           |                       |                        |                       |                 |
| Water Heater With Tanks<br>Electric  | 100%                  |                                                                  |                       | 2026                      | \$23,100              | 4                      |                       |                 |
|                                      |                       | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>    |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Basement Mechanical Room</i>                       |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Basement Mechanical Room</i>                       |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : Quantity: 1, 70 Gallons</i>                     |                       |                           |                       |                        |                       |                 |
| Sanitary Piping<br>Cast Iron         | 100%                  |                                                                  |                       | LIFE                      | * *                   | 1                      |                       |                 |
| Storm Drain Piping<br>Cast Iron      | 100%                  |                                                                  |                       | LIFE                      | * *                   | 1                      |                       |                 |
| <b>Fixtures</b>                      |                       |                                                                  |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |                                                                  |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i> |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Throughout</i>                                     |                       |                           |                       |                        |                       |                 |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Mechanical        | \$159,400             | \$203,600             |
| <b>Total</b>      | <b>\$159,400</b>      | <b>\$203,600</b>      |
| Importance Code B | \$159,400             | \$203,600             |
| <b>Total</b>      | <b>\$159,400</b>      | <b>\$203,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,000         |                 | \$4,500         |                 |
| Interior Architecture | \$37,800         |                 | \$3,500         | \$2,500         |
| Electrical            | \$1,600          | \$1,200         | \$1,500         | \$1,200         |
| Mechanical            | \$39,200         | \$11,400        | \$76,200        | \$30,500        |
| Site Pavements        | \$1,100          |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$116,500</b> | <b>\$16,600</b> | <b>\$89,700</b> | <b>\$38,200</b> |
| Importance Code A     | \$33,100         | \$100           | \$4,500         | \$100           |
| Importance Code B     | \$53,900         | \$16,500        | \$85,100        | \$36,600        |
| Importance Code C     | \$29,600         |                 |                 | \$1,500         |
| <b>Total</b>          | <b>\$116,500</b> | <b>\$16,600</b> | <b>\$89,700</b> | <b>\$38,200</b> |



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

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

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 100%       |                   |                | LIFE               | **             | 5           | \$32,500       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Exterior Masonry Is A Thin Brick System</i>          |            |                   |                |                    |                |             |                |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 100%       |                   |                | 2049               | **             | 5           | \$5,800        |          |
| Parapets                                                              |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 60%        |                   |                | LIFE               | **             | 5-10        | \$16,200       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Exterior Masonry Is A Thin Brick System</i>          |            |                   |                |                    |                |             |                |          |
| 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                                                               |            |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                  | 100%       |                   |                | 2038               | **             | 10          |                |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Carpet                                                                | 10%        |                   |                | 2032               | \$33,800       | 3           | \$2,900        |          |
| Ceramic Tile                                                          | 10%        |                   |                | 2042               | **             | 5           | \$2,000        |          |
| Quarry Tile                                                           | 5%         |                   |                | 2046               | **             | 5           | \$1,500        |          |
| Vinyl Tile                                                            | 75%        |                   |                | 2038               | **             | 3           | \$5,500        |          |
| Interior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                          | 10%        |                   |                | 2042               | **             | 5           | \$3,000        |          |
| Gypsum Board                                                          | 90%        |                   |                | LIFE               | **             | 5-10        | \$45,700       |          |
| Ceilings                                                              |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                  | 95%        | 4+                | \$6,100        | 2046               | **             | 5           | \$9,300        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Level Classroom. May Be Due To Hvac</i>           |            |                   |                |                    |                |             |                |          |
| Gypsum Board                                                          | 5%         |                   |                | LIFE               | **             | 5-10        | \$3,400        |          |
| Site Enclosure                                                        |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                           |            |                   |                |                    |                |             |                |          |
| Chain Link                                                            | 100%       |                   |                | 2053               | **             |             |                |          |
| Retaining Walls                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2068               | **             |             |                |          |
| Site Pavements                                                        |            |                   |                |                    |                |             |                |          |
| On-Site Walkways                                                      |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2046               | **             |             |                |          |
| Parking/Driveway                                                      |            |                   |                |                    |                |             |                |          |
| Asphalt                                                               | 100%       |                   |                | 2042               | **             |             |                |          |

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

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

## Site Pavements

## Activity Yard

## Rubber Matting

100% 0-2 \$1,100 2038 \* \*

*Worn/Eroded, Extent : Moderate, Area Affected : 2%**Location : Adjacent To Playground Equipment*

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

## Under 600 Volts

## Service Equipment

## 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 \$400

## Stand-by Power

## Transfer Switches

## Not Accessible

100%

## Lighting

## Interior Lighting

## Fluorescent

80%

2038

\* \* 10 \$9,600

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

## Fluorescent

10%

2038

\* \* 10 \$1,200

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

## Fluorescent

10%

2038

\* \* 10 \$1,200

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

## Egress Lighting

## Emergency, Service

50%

2038

\* \* 1

## Exit, Battery

50%

2038

\* \* 10 \$400

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

| <b>Electrical</b>                        |                                                                                                                | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>             | <b>% of Total</b>                                                                                              | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                          |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>Fluorescent         | 10%                                                                                                            |                          |                       | 2038                      | **                    | 10                 | \$100                 |                 |
|                                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                                         |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Building Perimeter</i>                                                                           |                          |                       |                           |                       |                    |                       |                 |
| No Component                             | 90%                                                                                                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                             |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic               | 100%                                                                                                           |                          |                       | 2038                      | **                    | 1                  | \$4,900               |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : CCTV Surveillance Cameras</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Digital | 100%                                                                                                           |                          |                       | 2038                      | **                    | 1-3                | \$8,100               |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                        |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>             | <b>% of Total</b>                                                                                              | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                           |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity             | 1%                                                                                                             |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| Natural Gas                              | 99%                                                                                                            |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>              |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Furnace                                  | 9%                                                                                                             |                          |                       | 2033                      | \$3,600               | 1                  | \$600                 |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Roof</i>                                                                                         |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : Kitchen Make-up Unit</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater                           | 1%                                                                                                             |                          |                       | 2033                      | \$3,300               | 2                  | \$100                 |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Entrance Vestibules</i>                                                                          |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : Location Noted</i>                                                                            |                          |                       |                           |                       |                    |                       |                 |
| No Component                             | 90%                                                                                                            |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                     |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : N/a</i>                                                                                          |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : Gas Heat Provided By Rooftop Packaged A/c Units Built-in Furnaces</i>                         |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                      |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                       | 10%                                                                                                            |                          |                       | LIFE                      | **                    | 2-5                | \$1,200               |                 |
|                                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Kitchen</i>                                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Explanation : Kitchen Make-up Air Distribution</i>                                                          |                          |                       |                           |                       |                    |                       |                 |
| No Component                             | 90%                                                                                                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                          |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Digital                                  | 100%                                                                                                           |                          |                       | 2026                      | \$36,600              |                    |                       |                 |

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

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

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

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

| <b>Mechanical</b>              |                                           | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                                        |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|-------------------------------------------|-----------------------|--------------------------|----------------------------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>                     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                            | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
| <b>Energy Source</b>           |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Electricity                               | 100%                  |                          |                                                                                  | 2049           | **                    | 1                  |                       |
| <b>Conversion Equipment</b>    |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Ext Pkg Unit - Heating/Cooling Split Unit | 95%                   |                          |                                                                                  | 2033           | \$203,600             | 2                  | \$800                 |
|                                |                                           | 5%                    |                          |                                                                                  | 2033           | \$15,100              |                    |                       |
| <b>Distribution</b>            |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Ductwork/Diffusers                        | 100%                  |                          |                                                                                  | LIFE           | **                    | 2                  | \$21,200              |
| <b>Ventilation</b>             |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
| <b>Distribution</b>            |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Ductwork/Diffusers                        | 100%                  |                          |                                                                                  | LIFE           | **                    | 2-5                | \$11,500              |
| <b>Exhaust Fans</b>            |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Roof                                      | 100%                  |                          |                                                                                  | 2033           | \$24,800              | 2                  | \$400                 |
| <b>Plumbing</b>                |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Brass/Copper                              | 100%                  |                          |                                                                                  | 2053           | **                    | 1                  |                       |
| <b>Water Heater With Tanks</b> |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Electric                                  | 50%                   |                          |                                                                                  | 2026           | \$23,100              | 4                  |                       |
|                                |                                           |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Location : 1st Floor - Water Room</i>                                         |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Explanation : Quantity:1, 80 Gallons</i>                                      |                |                       |                    |                       |
|                                | Electric                                  | 50%                   |                          |                                                                                  | 2032           | \$23,100              | 4                  |                       |
|                                |                                           |                       |                          | <i>Not in Service, Extent : Light, Area Affected : 100%</i>                      |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Location : 1st Floor - Water Room: 1 Of 2, No Power To Unit, Disconnected</i> |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Location : 1st Floor - Water Room</i>                                         |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Explanation : Quantity:1, 80 Gallons</i>                                      |                |                       |                    |                       |
| <b>Sanitary Piping</b>         |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Cast Iron                                 | 100%                  |                          |                                                                                  | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Cast Iron                                 | 100%                  |                          |                                                                                  | LIFE           | **                    | 1                  |                       |
| <b>Backflow Preventer</b>      |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Generic                                   | 100%                  |                          |                                                                                  | 2033           | \$5,700               | 1                  | \$800                 |
| <b>Fixtures</b>                |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Generic                                   | 100%                  |                          |                                                                                  |                |                       |                    |                       |
| <b>Vertical Transport</b>      |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
| <b>Elevators</b>               |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | Hydraulic                                 | 100%                  |                          |                                                                                  | LIFE           | **                    |                    |                       |
|                                |                                           |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Location : 1st To 2nd Floor</i>                                               |                |                       |                    |                       |
|                                |                                           |                       |                          | <i>Explanation : 1 Unit</i>                                                      |                |                       |                    |                       |
| <b>Fire Suppression</b>        |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
| <b>Sprinkler</b>               |                                           |                       |                          |                                                                                  |                |                       |                    |                       |
|                                | No Component                              | 80%                   |                          |                                                                                  |                |                       |                    |                       |
|                                | Generic                                   | 20%                   |                          |                                                                                  | 2053           | **                    | 1-2                | \$700                 |

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

| <b>Mechanical</b>                          | <b>Current Repair</b>                                        |                              |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------------|--------------------------------------------------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>       | <b>% of<br/>Total</b>                                        | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fire Suppression<br>Chemical System<br>Wet | 100%                                                         |                              |                       | 2026                      | \$159,400             | 1-3                    | \$185,800             |                 |
|                                            | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                              |                       |                           |                       |                        |                       |                 |
|                                            | <i>Location : Kitchen</i>                                    |                              |                       |                           |                       |                        |                       |                 |
|                                            | <i>Explanation : 5Ft x 8Ft Hood</i>                          |                              |                       |                           |                       |                        |                       |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,122,200           | \$983,300             |
| Interior Architecture | \$723,300             | \$63,900              |
| Electrical            | \$133,500             | \$2,026,000           |
| Mechanical            | \$6,904,300           | \$1,104,900           |
| Site Enclosure        | \$85,000              |                       |
| <b>Total</b>          | <b>\$10,968,400</b>   | <b>\$4,178,000</b>    |
| Importance Code A     | \$3,122,200           | \$983,300             |
| Importance Code B     | \$7,533,900           | \$3,194,700           |
| Importance Code C     | \$312,200             |                       |
| <b>Total</b>          | <b>\$10,968,400</b>   | <b>\$4,178,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,200         |                 | \$19,500        |                 |
| Interior Architecture | \$144,300        |                 | \$25,100        | \$17,900        |
| Electrical            | \$11,900         | \$4,200         | \$4,600         | \$5,400         |
| Mechanical            | \$74,700         | \$16,400        | \$19,000        | \$8,800         |
| Elevators/Escalators  | \$31,600         | \$31,600        | \$31,600        | \$31,600        |
| <b>Total</b>          | <b>\$321,700</b> | <b>\$52,200</b> | <b>\$99,800</b> | <b>\$63,700</b> |
| Importance Code A     | \$59,200         |                 | \$19,500        |                 |
| Importance Code B     | \$254,600        | \$52,200        | \$73,100        | \$63,700        |
| Importance Code C     | \$7,800          |                 | \$7,200         |                 |
| <b>Total</b>          | <b>\$321,700</b> | <b>\$52,200</b> | <b>\$99,800</b> | <b>\$63,700</b> |



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

**Asset # : 2090**

| Architecture                                                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                            |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                      |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 15%            |                   |                | LIFE               | **             | 5           | \$106,000      |          |
| Masonry: Brick                                                      | 60%            |                   |                | LIFE               | **             | 5           | \$84,800       |          |
| Masonry: Fieldstone                                                 | 15%            |                   |                | LIFE               | **             | 5           | \$15,900       |          |
| Metal Panel                                                         | 5%             |                   |                | 2043               | **             | 5-10        | \$24,300       |          |
| Metal Coiling Doors                                                 | 5%             |                   |                | 2038               | **             | 5           | \$11,000       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : East Side Of Building</i>                             |                |                   |                |                    |                |             |                |          |
| Windows                                                             |                |                   |                |                    |                |             |                |          |
| Aluminum                                                            | 95%            | Now               | \$2,753,500    | 2058               | **             | 5           | \$29,600       |          |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Window Film Cracked And Worn Out</i>               |                |                   |                |                    |                |             |                |          |
| Steel                                                               | 5%             |                   |                | 2041               | **             | 5           | \$38,900       |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair roof Bulkheads</i>                              |                |                   |                |                    |                |             |                |          |
| Parapets                                                            |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 90%            |                   |                | LIFE               | **             | 5           | \$504,400      |          |
| Metal Rail                                                          | 10%            | 0-2               | \$8,900        | 2046               | **             | 5           | \$19,300       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Tower</i>                                       |                |                   |                |                    |                |             |                |          |
| Roof                                                                |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                    | 90%            |                   |                | 2028               |                | 10          | \$63,500       |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 15%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                 | 10%            |                   |                | 2041               | **             | 10          | \$7,100        |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Connector Bridge Roofs</i>                            |                |                   |                |                    |                |             |                |          |
| Soffits                                                             |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                       | 100%           |                   |                | 2046               | **             | 5           |                |          |

Interior

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

**Asset # : 2090**

| <b>Architecture</b>   |                                                                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------|-----------------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>         | <b>Component Type</b>                                                 | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Interior</b>       |                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>Floors</b>         |                                                                       |                       |                          |                           |                |                       |                    |                       |
|                       | Cast in Place Concrete                                                | 10%                   |                          |                           | LIFE           | **                    | 5                  | \$89,400              |
|                       | Ceramic Tile                                                          | 5%                    |                          |                           | 2036           | **                    | 5                  | \$10,200              |
|                       | Quarry Tile                                                           | 5%                    |                          |                           | 2038           | **                    | 5                  | \$15,300              |
|                       | Terrazzo                                                              | 10%                   | 0-2                      | \$37,300                  | LIFE           | **                    | 5                  | \$16,000              |
|                       | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Stair Nosing</i>                                        |                       |                          |                           |                |                       |                    |                       |
|                       | Vinyl Tile                                                            | 70%                   | Now                      | \$193,000                 | 2038           | **                    | 3                  | \$53,600              |
|                       | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Various Locations Throughout</i>                        |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>       |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Corridors</i>                                           |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Uneven Surface, Extent : Moderate, Area Affected : 75%</i>         |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Corridors</i>                                           |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>            |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Basement</i>                                            |                       |                          |                           |                |                       |                    |                       |
| <b>Interior Walls</b> |                                                                       |                       |                          |                           |                |                       |                    |                       |
|                       | Cast in Place Concrete                                                | 10%                   |                          |                           | LIFE           | **                    | 10                 | \$72,400              |
|                       | Ceramic Tile                                                          | 5%                    |                          |                           | 2036           | **                    | 5                  | \$14,500              |
|                       | Concrete Masonry Unit                                                 | 3%                    |                          |                           | LIFE           | **                    | 5                  | \$6,900               |
|                       | Gypsum Board                                                          | 22%                   |                          |                           | LIFE           | **                    | 5-10               | \$108,300             |
|                       | Masonry: Brick                                                        | 5%                    |                          |                           | LIFE           | **                    | 10                 | \$4,300               |
|                       | Mosaic Tile                                                           | 5%                    | Now                      | \$90,200                  | LIFE           | **                    |                    |                       |
|                       | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                       |                          |                           |                |                       |                    |                       |
|                       | <i>Location : Stairs</i>                                              |                       |                          |                           |                |                       |                    |                       |
|                       | Plaster                                                               | 50%                   |                          |                           | LIFE           | **                    | 5-10               | \$123,000             |

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

**Asset # : 2090**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                      | 10%               | Now                      | \$32,100              | 2038                      | **                    | 5                  | \$10,200              |                 |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 8th Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 8th Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Water Infiltration</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                   | 10%               |                          |                       | 2046                      | **                    | 5                  | \$25,500              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 20%               | Now                      | \$66,400              | 2038                      | **                    | 5                  | \$20,400              |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Corridors</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Corridors</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$25,500              |                 |
| Plaster                                                                | 50%               | Now                      | \$151,800             | LIFE                      | **                    | 5                  | \$63,900              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                          | 100%              |                          |                       | 2046                      | **                    | 5-10               |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 100%              | 0-2                      | \$85,000              | 2053                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 90%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                                 | 10%               |                          |                       | 2046                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction           | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**Asset # : 2090**

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                            | 100%              |                          |                       | 2038                      | **                    | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room.</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rated At 500 Kilovolt Amperes</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                             | 80%               |                          |                       | 2033                      | \$190,400             | 1                  |                       |                 |
| Conduit                                                             | 20%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                       | 5%                |                          |                       | 2041                      | **                    | 5                  | \$100                 |                 |
| Fused Disc Sw                                                       | 10%               |                          |                       | 2032                      | \$23,400              | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Panels In Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Capacity Recorded For Panelboards</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                    | 75%               |                          |                       | 2032                      | \$175,400             | 5                  | \$2,200               |                 |
| Molded Case Bkrs                                                    | 10%               |                          |                       | 2049                      | **                    | 5                  | \$300                 |                 |
| <b>Wiring</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                       | 40%               | 2-4                      | \$133,500             | 2058                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insulation Aged</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                       | 60%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                     | 100%              |                          |                       | 2046                      | **                    | 5                  | \$800                 |                 |
| <b>Ground</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$3,300               |                 |
| <b>Stand-by Power</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 80%               |                          |                       | 2033                      | \$1,309,300           | 10                 | \$82,500              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 80%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 20%               |                          |                       | 2038                      | **                    | 10                 | \$20,600              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors.</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                  | 50%               |                          |                       | 2033                      | \$33,800              | 1                  |                       |                 |
| Exit, Service                                                       | 10%               |                          |                       | 2028                      | \$4,700               | 1                  |                       |                 |
| Exit, Battery                                                       | 40%               |                          |                       | 2033                      | \$62,200              | 10                 | \$3,000               |                 |

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

**Asset # : 2090**

| <b>Electrical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID                                               | 3%                |                          |                       | 2033                      | \$15,400              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                    | 6%                |                          |                       | 2041                      | **                    | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                           | 1%                | 2-4                      | \$5,900               | 2043                      | **                    | 2                  |                       |                 |
| <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                           | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic                                             | 100%              |                          |                       | 2033                      | \$206,100             | 1                  | \$42,000              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Under Construction                             | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                      | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Heat Exchanger, Shell &<br>Tube       | 100%              | Now                      | \$9,400               | 2036                      | **                    |                    |                       |                 |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room - Isolation Valve</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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**CITY UNIVERSITY OF NEW YORK - 042  
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| Mechanical<br>System<br>Component<br>Type | Current Repair                                                                                                                       |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total                                                                                                                        | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Heating                                   |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Distribution                              |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Hot Wtr Piping/Pump                       | 10%                                                                                                                                  |                      |                | 2032               | \$24,000       | 4              | \$800          |          |
|                                           | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                      |                |                    |                |                |                |          |
|                                           | <i>Location : 1st Floor Mechanical Room</i>                                                                                          |                      |                |                    |                |                |                |          |
|                                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Location : 1st Floor Mechanical Room</i>                                                                                          |                      |                |                    |                |                |                |          |
|                                           | <i>Explanation : Location Noted</i>                                                                                                  |                      |                |                    |                |                |                |          |
| No Component                              | 90%                                                                                                                                  |                      |                |                    |                |                |                |          |
|                                           | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                                           |                      |                |                    |                |                |                |          |
|                                           | <i>Location : Throughout</i>                                                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Explanation : Dual Temperature System, Distribution Reported Under Air Conditioning</i>                                           |                      |                |                    |                |                |                |          |
| Terminal Devices                          |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Convactor/Radiator                        | 5%                                                                                                                                   |                      |                | 2031               | \$44,900       | 1              | \$1,800        |          |
| Unit Heater - Hot Water                   | 5%                                                                                                                                   |                      |                | 2028               | \$32,500       |                |                |          |
|                                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Location : 1st Floor Mechanical Room</i>                                                                                          |                      |                |                    |                |                |                |          |
|                                           | <i>Explanation : Location Noted</i>                                                                                                  |                      |                |                    |                |                |                |          |
| No Component                              | 90%                                                                                                                                  |                      |                |                    |                |                |                |          |
|                                           | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                                           |                      |                |                    |                |                |                |          |
|                                           | <i>Location : Throughout</i>                                                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Explanation : Heating Provided By Dual Temperature Fan Coils, Reported Under Air Conditioning</i>                                 |                      |                |                    |                |                |                |          |
| Controls                                  |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Digital                                   | 100%                                                                                                                                 |                      |                | 2026               | \$3,153,300    |                |                |          |
|                                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Location : Throughout</i>                                                                                                         |                      |                |                    |                |                |                |          |
|                                           | <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                      |                |                    |                |                |                |          |
| Air Conditioning                          |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Energy Source                             |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Electricity                               | 10%                                                                                                                                  |                      |                | 2041               | **             | 1              |                |          |
| No Component                              | 90%                                                                                                                                  |                      |                |                    |                |                |                |          |
| Conversion Equipment                      |                                                                                                                                      |                      |                |                    |                |                |                |          |
| Campus Chilled Water                      | 90%                                                                                                                                  |                      |                | 2042               | **             |                |                |          |
| Interior Pkg Unit - Cooling               | 10%                                                                                                                                  | Now                  | \$173,600      | 2038               | **             | 2              | \$600          |          |
|                                           | <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>                                                                        |                      |                |                    |                |                |                |          |
|                                           | <i>Location : 8th Floor Telecom Room</i>                                                                                             |                      |                |                    |                |                |                |          |

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| <b>Mechanical</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100%              | Now                      | \$177,500             | 2063                      | **                    | 4                  | \$5,500               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i><br><i>Location : Throughout - Deteriorated Risers, Typical Condition Observed In Room 243</i><br><i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i><br><i>Location : 1st Floor Mechanical Room</i><br><i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i><br><i>Location : 1st Floor Mechanical Room - Expansion Tanks</i><br><i>Unit Inoperable, Extent : Moderate, Area Affected : 33%</i><br><i>Location : 1st Floor Mechanical Room - One Pump</i><br><i>Other Observation, Extent : N/A, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Explanation : Dual Temperature System</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 2 Pipe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100%              | Now                      | \$3,349,400           | 2043                      | **                    | 1                  | \$32,700              |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i><br><i>Location : Throughout - Fresh Air Dampers Leaking Air And Actuators Defective, Various Units Malfunctioning</i><br><i>Noisy/Vibrating, Extent : Moderate, Area Affected : 30%</i><br><i>Location : Various Locations</i><br><i>Other Observation, Extent : N/A, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Explanation : Dual Temperature Fan Coils, 120 Units Approximately</i>                                                                                                                                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Dry Cooler</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 10%               | Now                      | \$50,400              | 2043                      | **                    | 2                  | \$6,300               |                 |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Other Observation, Extent : N/A, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Explanation : Two Units Serving 8th Floor Telecom Room</i>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$99,300              |                 |
| <b>Exhaust Fans</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 49%               | Now                      | \$23,900              | 2028                      | \$238,600             | 2                  | \$1,300               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st Floor Mechanical Room</i><br><i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i><br><i>Location : 1st Floor Mechanical Room</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 49%               |                          |                       | 2033                      | \$104,400             | 2                  | \$1,700               |                 |
| Wall Unit                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2%                |                          |                       | 2028                      | \$900                 | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i><br><i>Location : Elevator Machine Room</i><br><i>Explanation : Location Noted</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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



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

**Asset # : 2090**

| <b>Mechanical</b>                                                |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                    | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>                                                  |                       |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping                                                 | Brass/Copper          | 100%                  |                          |                           | 2043           | **                    | 1                  |                       |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st Floor Mechanical Room</i>                      |                       |                       |                          |                           |                |                       |                    |                       |
| Water Heater With Tanks                                          | Electric              | 100%                  |                          |                           | 2028           | \$231,000             | 4                  |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 2 - 250 Gallons Each</i>                        |                       |                       |                          |                           |                |                       |                    |                       |
| HW Heat Exchanger                                                | Steam Fired           | 100%                  |                          |                           | 2033           | \$530,900             | 4                  | \$16,700              |
| Sanitary Piping                                                  | Cast Iron             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping                                               | Cast Iron             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Fixtures</b>                                                  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                  | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>                                        |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                  | Geared Traction       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st To 8th Floor</i>                               |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Four Units</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>                                          |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                  | Generic               | 100%                  |                          |                           | 2043           | **                    | 1-5                | \$56,700              |
| <b>Sprinkler</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                  | No Component          | 90%                   |                          |                           |                |                       |                    |                       |
|                                                                  | Generic               | 10%                   |                          |                           | 2043           | **                    | 1-2                | \$3,200               |
| <b>Fire Pump</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                  | Generic               | 100%                  |                          |                           | 2036           | **                    | 1                  | \$21,000              |

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$306,900             | \$176,700             |
| Interior Architecture |                       | \$902,300             |
| Electrical            |                       | \$743,200             |
| Mechanical            | \$854,100             | \$1,282,600           |
| <b>Total</b>          | <b>\$1,161,000</b>    | <b>\$3,104,700</b>    |
| Importance Code A     | \$306,900             | \$176,700             |
| Importance Code B     | \$854,100             | \$2,928,100           |
| <b>Total</b>          | <b>\$1,161,000</b>    | <b>\$3,104,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$133,800        |                | \$12,400        |                 |
| Interior Architecture | \$127,400        |                | \$700           | \$4,700         |
| Electrical            | \$28,700         | \$1,400        | \$1,500         | \$1,500         |
| Mechanical            | \$171,500        | \$3,500        | \$8,200         | \$2,800         |
| Site Pavements        | \$23,100         |                |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$488,300</b> | <b>\$8,800</b> | <b>\$26,800</b> | <b>\$12,900</b> |
| Importance Code A     | \$133,800        |                | \$12,400        |                 |
| Importance Code B     | \$292,800        | \$8,800        | \$13,700        | \$12,900        |
| Importance Code C     | \$61,700         |                | \$700           |                 |
| <b>Total</b>          | <b>\$488,300</b> | <b>\$8,800</b> | <b>\$26,800</b> | <b>\$12,900</b> |



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

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

| Architecture                                                                            | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                                         |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                                   |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                  | 10%            |                   |                | LIFE               | **             | 5           | \$49,300       |          |
| Masonry: Brick                                                                          | 25%            |                   |                | LIFE               | **             | 5           | \$24,600       |          |
| Masonry: Fieldstone                                                                     | 25%            | 0-2               | \$24,600       | LIFE               | **             | 5           | \$9,200        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                     |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                                             | 5%             |                   |                | 2043               | **             | 5-10        | \$16,900       |          |
| Window Wall                                                                             | 35%            | Now               | \$306,900      | 2053               | **             | 5           | \$32,300       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                     |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 15%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper Level - Especially West Side</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 33%</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                     |                |                   |                |                    |                |             |                |          |
| <i>Weather Strip Missing, Extent : Moderate, Area Affected : 33%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                            |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                                          |                |                   |                |                    |                |             |                |          |
| Aluminum                                                                                | 95%            |                   |                | 2041               | **             | 5           | \$1,900        |          |
| Metal Louvers                                                                           | 5%             |                   |                | 2036               | **             | 10          | \$600          |          |
| <b>Parapets</b>                                                                         |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                  | 75%            |                   |                | LIFE               | **             | 5           | \$61,400       |          |
| Metal Rail                                                                              | 25%            |                   |                | 2046               | **             | 5-10        | \$17,900       |          |
| <b>Roof</b>                                                                             |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                                        | 50%            |                   |                | 2033               | \$176,700      | 10          | \$16,500       |          |
| Plaza Roof: Stone Panels                                                                | 50%            | Now               | \$41,500       | 2043               | **             |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                            |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Ponding On South Side, Some Cracked Pavers On North And East Sides</i> |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                                          |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                                           | 100%           |                   |                | 2046               | **             | 5           |                |          |
| <b>Interior</b>                                                                         |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                                           |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                  | 20%            |                   |                | LIFE               | **             | 5           | \$43,000       |          |
| Ceramic Tile                                                                            | 2%             |                   |                | 2042               | **             | 5           | \$1,000        |          |
| Quarry Tile                                                                             | 5%             |                   |                | 2038               | **             | 5           | \$3,700        |          |
| Terrazzo                                                                                | 5%             |                   |                | LIFE               | **             | 5           | \$3,800        |          |
| Vinyl Tile                                                                              | 68%            | Now               | \$18,000       | 2033               | \$902,300      | 3           | \$12,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Level Hall Area</i>                                                 |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                            |                |                   |                |                    |                |             |                |          |

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

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

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$5,900               |                 |
| Ceramic Tile                                                           | 3%                |                          |                       | 2036                      | **                    | 5                  | \$1,400               |                 |
| Concrete Masonry Unit                                                  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$3,800               |                 |
| Gypsum Board                                                           | 42%               |                          |                       | LIFE                      | **                    | 5-10               | \$33,700              |                 |
| Masonry: Brick                                                         | 10%               |                          |                       | LIFE                      | **                    | 10                 | \$1,400               |                 |
| Plaster                                                                | 25%               |                          |                       | LIFE                      | **                    | 5-10               | \$10,000              |                 |
| SGFT/Glazed Masonry                                                    | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$1,200               |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                      | 10%               |                          |                       | 2038                      | **                    | 5                  | \$4,900               |                 |
| AcousTileSusp.Lay-In                                                   | 45%               | 0-2                      | \$7,200               | 2038                      | **                    | 5                  | \$11,100              |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$12,300              |                 |
| Gypsum Board                                                           | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$8,500               |                 |
| Metal Panel                                                            | 5%                | Now                      | \$15,900              | LIFE                      | **                    | 5                  | \$3,100               |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Print Shop Area</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Print Shop Area</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 15%               |                          |                       | LIFE                      | **                    | 5-10               | \$12,700              |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 75%               | Now                      | \$6,300               | 2046                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Stairs</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                           | 25%               | Now                      | \$16,800              | 2036                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Of Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                                          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                         | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                   | 100%              |                          |                       | 2038                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Rated At 500 Kilovolt-ampere And One Rated At 45 Kilovolt-ampere.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE COMMUNITY HALL**  
**Asset # : 2091**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                                                                        | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                        |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Conduit                      | 30%                   |                          |                                                                        | 2043                      | **                    | 1                  |                       |                 |
| Conduit                      | 70%                   |                          |                                                                        | 2033                      | \$41,900              | 1                  |                       |                 |
| <b>Panelboards</b>           |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%                   |                          |                                                                        | 2032                      | \$9,700               | 5                  | \$100                 |                 |
|                              |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Mechanical Room</i>                                      |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : No Capacity Recorded For Panelboards</i>              |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 20%                   |                          |                                                                        | 2032                      | \$19,500              | 5                  | \$200                 |                 |
| Molded Case Bkrs             | 70%                   |                          |                                                                        | 2049                      | **                    | 5                  | \$700                 |                 |
| <b>Wiring</b>                |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Braided Cloth                | 30%                   | 2-4                      | \$22,600                                                               | 2058                      | **                    | 1                  |                       |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : Aged Insulation.</i>                                  |                           |                       |                    |                       |                 |
| Thermoplastic                | 50%                   |                          |                                                                        | 2053                      | **                    | 1                  |                       |                 |
| Thermoplastic                | 20%                   |                          |                                                                        | 2033                      | \$15,100              | 1                  |                       |                 |
| <b>Motor Controllers</b>     |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%                  |                          |                                                                        | 2031                      | \$70,000              | 5                  | \$200                 |                 |
| <b>Ground</b>                |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Grounding Devices            |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                          |                                                                        | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <b>Stand-by Power</b>        |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                        |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>     |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%                   |                          |                                                                        | 2033                      | \$265,000             | 10                 | \$16,700              |                 |
|                              |                       |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%                   |                          |                                                                        | 2033                      | \$265,000             | 10                 | \$16,700              |                 |
|                              |                       |                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| 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               |                 |

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

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

| <b>Electrical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID                                               | 5%                |                          |                       | 2038                      | **                    | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                           | 5%                | 4+                       | \$3,800               | 2038                      | **                    | 2                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Canopy</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Canopy</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Downlights Under The Canopy</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                           | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic                                             | 100%              |                          |                       | 2033                      | \$66,700              | 1                  | \$13,600              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Under Construction                             | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                                                                                                                        |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                                                                             | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                                                                                                                 | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Heat Exchanger, Shell &<br>Tube                                                                                                                                  | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>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</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2091**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 40%               |                          |                       | LIFE                      | **                    | 2-5                | \$12,900              |                 |
| Hot Wtr Piping/Pump                                                                                                                  | 20%               | Now                      | \$6,200               | 2041                      | **                    | 4                  | \$400                 |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 50%</i>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 40%               | Now                      | \$45,600              | 2043                      | **                    |                    |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 50%</i>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                                                                                          | 90%               |                          |                       | 2028                      | \$602,200             | 1                  | \$20,300              |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 10%               |                          |                       | 2031                      | \$29,100              | 1                  | \$1,200               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Vestibule And Toilet Room</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 50%               | Now                      | \$25,500              | 2026                      | \$510,600             |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - No Front End Communication</i>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Pneumatic                                                                                                                            | 50%               | Now                      | \$34,400              | 2027                      | \$343,600             |                    |                       |                 |
| <i>Leaking, Extent : Severe, Area Affected : 100%</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement By Air Compressor</i>                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 20%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| No Component                                                                                                                         | 80%               |                          |                       |                           |                       |                    |                       |                 |

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

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

| Mechanical                                                                                                |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                                                          |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                      |            |                   |                |                    |                |             |                |          |
| Campus Chilled Water                                                                                      | 1%         |                   |                | 2042               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Chilled Water Piping In Basement Provided For Future Expansion, Not Connected</i> |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling                                                                               | 10%        | Now               | \$39,000       | 2043               | **             | 2           | \$200          |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                                    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Unit, Serving Office Of The Bursar, 7 Tons Approximately</i>                         |            |                   |                |                    |                |             |                |          |
| Split Unit                                                                                                | 5%         |                   |                | 2033               | \$42,200       |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                                                                       |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                          | 5%         |                   |                | 2028               | \$6,700        | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                                                                       |            |                   |                |                    |                |             |                |          |
| No Component                                                                                              | 79%        |                   |                |                    |                |             |                |          |
| Distribution                                                                                              |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                        | 10%        |                   |                | LIFE               | **             | 2           | \$5,900        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor - Office Of The Bursar</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                                                                       |            |                   |                |                    |                |             |                |          |
| No Component                                                                                              | 90%        |                   |                |                    |                |             |                |          |
| Ventilation                                                                                               |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                              |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                        | 100%       |                   |                | LIFE               | **             | 2-5         | \$32,100       |          |
| Exhaust Fans                                                                                              |            |                   |                |                    |                |             |                |          |
| Interior                                                                                                  | 98%        |                   |                | 2028               | \$154,500      | 2           | \$1,100        |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                                                                |            |                   |                |                    |                |             |                |          |
| Wall Unit                                                                                                 | 2%         |                   |                | 2028               | \$300          | 2           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Closet</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Unit Venting To Corridor</i>                                                         |            |                   |                |                    |                |             |                |          |
| Plumbing                                                                                                  |            |                   |                |                    |                |             |                |          |
| H/C Water Piping                                                                                          |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                                                              | 100%       |                   |                | 2033               | \$456,600      | 1           |                |          |

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

| <b>Mechanical</b>                                                                         |                                     | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |  |
|-------------------------------------------------------------------------------------------|-------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|--|
| <b>System</b>                                                                             | <b>Component Type</b>               | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |
| <b>Plumbing</b>                                                                           |                                     |                       |                          |                           |                |                       |                    |                       |  |
|                                                                                           | Water Heater With Tanks<br>Electric | 100%                  |                          |                           | 2028           | \$69,300              | 4                  |                       |  |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <i>Location : Basement Mechanical Room</i>                                                |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <i>Explanation : One - 175 Gallons</i>                                                    |                                     |                       |                          |                           |                |                       |                    |                       |  |
|                                                                                           | HW Heat Exchanger<br>Steam Fired    | 1%                    |                          |                           | 2033           | \$1,700               | 4                  | \$100                 |  |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                           |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <i>Location : Basement Mechanical Room - Unit For Old Kitchen, Connected But Not Used</i> |                                     |                       |                          |                           |                |                       |                    |                       |  |
|                                                                                           | No Component                        | 99%                   |                          |                           |                |                       |                    |                       |  |
|                                                                                           | Sanitary Piping<br>Cast Iron        | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |  |
|                                                                                           | Storm Drain Piping<br>Cast Iron     | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |  |
|                                                                                           | Fixtures<br>Generic                 | 100%                  |                          |                           |                |                       |                    |                       |  |
| <b>Vertical Transport</b>                                                                 |                                     |                       |                          |                           |                |                       |                    |                       |  |
|                                                                                           | Elevators<br>Hydraulic              | 100%                  |                          |                           | LIFE           | **                    |                    |                       |  |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <i>Location : Basement To 1st Floor</i>                                                   |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <i>Explanation : One Unit</i>                                                             |                                     |                       |                          |                           |                |                       |                    |                       |  |
| <b>Fire Suppression</b>                                                                   |                                     |                       |                          |                           |                |                       |                    |                       |  |
|                                                                                           | Standpipe<br>Generic                | 100%                  |                          |                           | 2043           | **                    | 1-5                | \$18,400              |  |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$180,100             | \$359,500             |
| Interior Architecture | \$291,100             | \$147,000             |
| Electrical            |                       | \$464,500             |
| Mechanical            | \$707,700             | \$1,248,800           |
| <b>Total</b>          | <b>\$1,179,000</b>    | <b>\$2,219,800</b>    |
| Importance Code A     | \$180,100             | \$574,300             |
| Importance Code B     | \$870,300             | \$1,645,500           |
| Importance Code C     | \$128,600             |                       |
| <b>Total</b>          | <b>\$1,179,000</b>    | <b>\$2,219,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$34,600        |                 | \$24,200        |                 |
| Interior Architecture | \$17,800        |                 | \$700           | \$1,400         |
| Electrical            | \$18,200        | \$3,200         | \$6,400         | \$3,200         |
| Mechanical            | \$21,800        | \$9,600         | \$15,100        | \$8,600         |
| Site Enclosure        | \$2,300         |                 |                 |                 |
| <b>Total</b>          | <b>\$94,700</b> | <b>\$12,800</b> | <b>\$46,400</b> | <b>\$13,100</b> |
| Importance Code A     | \$37,100        | \$2,500         | \$26,700        | \$2,500         |
| Importance Code B     | \$53,000        | \$10,300        | \$19,700        | \$10,600        |
| Importance Code C     | \$4,700         |                 |                 |                 |
| <b>Total</b>          | <b>\$94,700</b> | <b>\$12,800</b> | <b>\$46,400</b> | <b>\$13,100</b> |



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

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

**Asset # : 2083**

| Architecture                                                                                       |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                              | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                                                           |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                                                     |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                             | 5%         |                   |                | LIFE               | **             | 5           | \$36,800       |          |
| Masonry: Brick                                                                                     | 75%        | Now               | \$88,800       | LIFE               | **             | 5           | \$55,200       |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : At All Control Joints</i>                                                            |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout And South Side</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Louvers</i>                                                                    |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                                                | 5%         |                   |                | 2038               | **             | 5           | \$11,500       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                       |            |                   |                |                    |                |             |                |          |
| Metal: Cage/Fence                                                                                  | 15%        |                   |                | 2046               | **             | 5           | \$48,300       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually A Metal Screen Assembly For Mechanical Equipment On The Roof</i> |            |                   |                |                    |                |             |                |          |
| Windows                                                                                            |            |                   |                |                    |                |             |                |          |
| Aluminum                                                                                           | 40%        | Now               | \$3,800        | 2041               | **             | 5           | \$2,000        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : At Window Head On West Elevation</i>                                                 |            |                   |                |                    |                |             |                |          |
| Metal Louvers                                                                                      | 60%        |                   |                | 2042               | **             | 10          | \$38,400       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 50%</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Sills</i>                                                                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Drip Edge Causing Brick To Stain</i>                                           |            |                   |                |                    |                |             |                |          |
| Parapets                                                                                           |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                                                     | 95%        | Now               | \$12,300       | LIFE               | **             | 5           | \$5,000        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : At Flashing, Interior Face</i>                                                       |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                       |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                                                        | 5%         |                   |                | 2053               | **             | 5           | \$1,000        |          |
| Roof                                                                                               |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                                                   | 100%       | Now               | \$91,300       | 2033               | \$304,200      |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 5%</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : At New Equipment And Dunnage Supports</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Mezzanine Area</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 70%</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                       |            |                   |                |                    |                |             |                |          |
| Interior                                                                                           |            |                   |                |                    |                |             |                |          |

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

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

**Asset # : 2083**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$174,400             |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 2042                      | **                    | 5                  | \$2,200               |                 |
| Vinyl Tile                                                             | 5%                |                          |                       | 2033                      | \$59,800              | 3                  | \$1,100               |                 |
| <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 90%               | 0-2                      | \$128,600             | LIFE                      | **                    | 5                  | \$28,000              |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane                                                     | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$5,800               |                 |
| Metal Panel                                                            | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$1,800               |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 7%                | Now                      | \$10,100              | 2046                      | **                    | 5                  | \$1,600               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices At Mezzanine</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices At Mezzanine</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices At Mezzanine</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 3%                |                          |                       | 2046                      | **                    | 5                  | \$1,300               |                 |
| Exposed Struc: Steel                                                   | 85%               |                          |                       | LIFE                      | **                    | 10                 | \$75,300              |                 |
| Metal Panel                                                            | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$5,500               |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                          | 20%               |                          |                       | 2046                      | **                    | 5-10               |                       |                 |
| Chain Link                                                             | 80%               |                          |                       | 2053                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              | 0-2                      | \$2,300               | 2068                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northwest Corner Of Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 80%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                                 | 20%               |                          |                       | 2046                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE ENERGY PLANT**  
**Asset # : 2083**

| <b>Electrical</b>                                                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker                                                                            | 100%              |                          |                       | 2053                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Main Service Switches Rated At 4,000 Amperes Each</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                       | 50%               |                          |                       | 2038                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Various Capacities</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                       | 50%               |                          |                       | 2053                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Rated At 2500 Kilovolt Amperes And One Rated At 1333 Kilovolt Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker                                                                            | 40%               |                          |                       | 2053                      | **                    | 5                  | \$100                 |                 |
| Fused Disc Sw                                                                                  | 20%               |                          |                       | 2043                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs                                                                               | 40%               |                          |                       | 2033                      | \$243,000             | 5                  | \$300                 |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                        | 100%              |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                                               | 100%              |                          |                       | 2041                      | **                    | 5                  | \$700                 |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                                                  | 20%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| Thermoplastic                                                                                  | 80%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                                | 20%               |                          |                       | 2031                      | \$6,900               | 5                  |                       |                 |
| Motor Control Center                                                                           | 10%               | 2-4                      | \$4,800               | 2053                      | **                    | 5                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room.</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Control Center                                                                           | 50%               |                          |                       | 2038                      | **                    | 5                  | \$300                 |                 |
| Variable Frequency                                                                             | 20%               |                          |                       | 2050                      | **                    |                    |                       |                 |
| Drive                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                        | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| <hr/>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                                                      | 100%              |                          |                       | 2046                      | **                    | 1                  | \$7,800               |                 |

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

| <b>Electrical</b>                                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power Generators</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                            | 50%               |                          |                       | 2042                      | **                    | 1                  | \$4,900               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rated At 750 Kilovolt Amperes</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                            | 50%               |                          |                       | 2042                      | **                    | 1                  | \$4,900               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rated At 937.5 Kilovolt Amperes</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                                         | 100%              |                          |                       | 2026                      | \$2,400               | 5                  | \$900                 |                 |
| <b>Fuel Storage</b>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank                                                                          | 30%               |                          |                       | 2041                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 250 Gallon Capacity Tanks.</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                      | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using Heating Tanks</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                                       | 40%               |                          |                       | 2028                      | \$169,700             | 10                 | \$9,300               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                               | 10%               |                          |                       | 2028                      |                       | 10                 | \$100                 |                 |
| LED                                                                               | 50%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, Service                                                                     | 80%               |                          |                       | 2033                      | \$8,500               | 1                  |                       |                 |
| Exit, Battery                                                                     | 20%               |                          |                       | 2033                      | \$7,000               | 10                 | \$300                 |                 |
| <b>Exterior Lighting</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                               | 45%               |                          |                       | 2028                      | \$51,700              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell.</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                               | 5%                |                          |                       | 2041                      | **                    | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                      | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Arresters/Cabling</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                           | 100%              |                          |                       | 2048                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Lightning Protection System Covers Mechanical Equipment.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2083**

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

**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.*

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

**Heating**

Energy Source  
Interruptible Gas/Dual  
Fuel

100% 2033 \$56,500 1

*Other Observation, Extent : N/A, Area Affected : 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 Affected : 100%*

*Location : 1st Floor*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : Three High Pressure Steam Boilers, One Unit 16,594 Mbh Input, Two Units 34,952 Mbh Input Each - Provide Steam To High Temperature Heat Exchangers In Heating Plant*

**Distribution**

Hot Wtr Piping/Pump 30% 2032 \$16,200 4 \$600

Pres. Reducing Valve/LP 2% 2029 \$400

Steam Central Plant Steam 60% 2033 \$415,800 4 \$1,100

Piping/Pmp 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 Affected : 100%*

*Location : Throughout*

*Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor*

**Air Conditioning**

Energy Source  
Electricity

100% 2041 \* \* 1

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

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

| Mechanical                                                        |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                             | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Air Conditioning</b>                                           |            |                   |                |                    |                |             |                |          |
| <b>Conversion Equipment</b>                                       |            |                   |                |                    |                |             |                |          |
| Centrifugal, Elec Chiller                                         | 96%        |                   |                | 2042               | **             | 1           | \$26,200       |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor - Chiller Room</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor - Chiller Room</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units, Serving Various Buildings In Campus</i> |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling                                       | 2%         |                   |                | 2038               | **             | 2           |                |          |
| <i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Unit Serving Office Space</i>                |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                  | 2%         |                   |                | 2028               | \$1,900        | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                               |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                               |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                | 2%         |                   |                | LIFE               | **             | 2           | \$800          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Office Space</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                               |            |                   |                |                    |                |             |                |          |
| No Component                                                      | 98%        |                   |                |                    |                |             |                |          |
| <b>Heat Rejection</b>                                             |            |                   |                |                    |                |             |                |          |
| Water Cooling Tower                                               | 100%       |                   |                | 2034               | **             | 2           | \$25,400       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One 2-cell Cooling Tower</i>                     |            |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>                                                |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                               |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                | 100%       |                   |                | LIFE               | **             | 2-5         | \$22,300       |          |
| <b>Exhaust Fans</b>                                               |            |                   |                |                    |                |             |                |          |
| Interior                                                          | 90%        |                   |                | 2033               | \$98,400       | 2           | \$700          |          |
| Wall Unit                                                         | 10%        |                   |                | 2033               | \$1,100        | 2           | \$100          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Sprinkler Pump Room</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                               |            |                   |                |                    |                |             |                |          |
| <b>Plumbing</b>                                                   |            |                   |                |                    |                |             |                |          |
| <b>H/C Water Piping</b>                                           |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                      | 100%       |                   |                | 2043               | **             | 1           |                |          |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor And Mezzanine</i>                         |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2083**

| <b>Mechanical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater With Tanks<br>Electric                                    | 100%              |                          |                       | 2032                      | \$92,400              | 4                  |                       |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mezzanine</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mezzanine</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two- 100 Gallons Each, Serving Adjacent Buildings</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                           | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron                                        | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Non-Submersible                                        | 100%              |                          |                       | 2028                      | \$4,900               | 4                  | \$800                 |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Backflow Preventer<br>Generic                                          | 100%              |                          |                       | 2033                      | \$11,000              | 1                  | \$1,500               |                 |
| Fixtures<br>Generic                                                    | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Standpipe<br>Generic                                                   | 100%              |                          |                       | 2043                      | **                    | 1-5                | \$12,700              |                 |
| Sprinkler<br>Generic                                                   | 100%              |                          |                       | 2059                      | **                    | 1-2                | \$7,100               |                 |
| Fire Pump<br>Generic                                                   | 100%              |                          |                       | 2046                      | **                    | 1                  | \$4,700               |                 |

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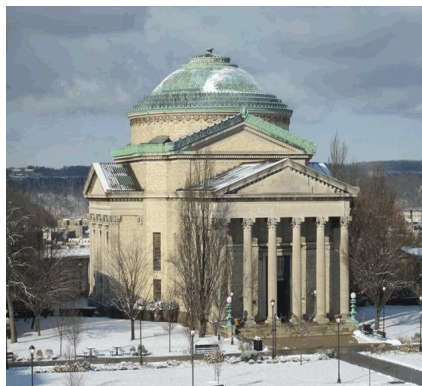
Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,745,000           | \$181,900             |
| Interior Architecture | \$1,558,700           | \$173,400             |
| Electrical            |                       | \$291,100             |
| Mechanical            | \$2,747,300           | \$1,937,000           |
| <b>Total</b>          | <b>\$6,050,900</b>    | <b>\$2,583,300</b>    |
| Importance Code A     | \$1,745,000           | \$181,900             |
| Importance Code B     | \$3,795,200           | \$2,401,400           |
| Importance Code C     | \$510,800             |                       |
| <b>Total</b>          | <b>\$6,050,900</b>    | <b>\$2,583,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$98,300         |                 |                 |                 |
| Interior Architecture | \$179,200        |                 |                 | \$4,400         |
| Electrical            | \$28,800         |                 | \$300           | \$400           |
| Mechanical            | \$189,900        | \$9,500         | \$32,200        | \$9,300         |
| Site Pavements        | \$36,600         |                 |                 |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$540,700</b> | <b>\$17,400</b> | <b>\$40,300</b> | <b>\$22,000</b> |
| Importance Code A     | \$98,300         |                 |                 |                 |
| Importance Code B     | \$309,900        | \$17,400        | \$40,300        | \$22,000        |
| Importance Code C     | \$132,600        |                 |                 |                 |
| <b>Total</b>          | <b>\$540,700</b> | <b>\$17,400</b> | <b>\$40,300</b> | <b>\$22,000</b> |



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

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

**Asset # : 1571**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta                                                | 2%             |                   |                | LIFE               | **             | 5           | \$30,800       |          |
| Masonry: Brick                                                        | 66%            | Now               | \$287,500      | LIFE               | **             | 5           | \$65,100       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                      | 10%            | Now               | \$16,700       | LIFE               | **             | 5           | \$7,400        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                    | 20%            | Now               | \$50,000       | LIFE               | **             | 5           | \$14,800       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : West Entry Facade</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills</i>                                        |                |                   |                |                    |                |             |                |          |
| Marble Panels                                                         | 2%             |                   |                | LIFE               | **             | 5           | \$3,000        |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Wood                                                                  | 100%           | Now               | \$1,457,500    | 2058               | **             | 5           | \$116,700      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Copper/Terne                                                          | 25%            |                   |                | 2053               | **             | 5           | \$2,200        |          |
| Masonry: Limestone                                                    | 75%            |                   |                | LIFE               | **             | 5-10        | \$16,500       |          |
| Roof                                                                  |                |                   |                |                    |                |             |                |          |
| Clay Tile                                                             | 35%            |                   |                | 2053               | **             | 10          | \$14,700       |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Copper/Terne                                                          | 45%            |                   |                | 2061               | **             | 10          | \$47,300       |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Dome</i>                                     |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                   | 15%            |                   |                | 2038               | **             | 10          | \$6,300        |          |
| Skylight, Metal/Glass                                                 | 5%             |                   |                | 2053               | **             | 10          | \$7,000        |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Soffits                                                               |                |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta                                                | 100%           |                   |                | LIFE               | **             | 5           |                |          |

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

| Architecture                | Current Repair                                                         |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|------------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total                                                          | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Interior                    |                                                                        |                      |                |                    |                |                |                |          |
| Floors                      |                                                                        |                      |                |                    |                |                |                |          |
| Carpet                      | 10%                                                                    |                      |                | 2029               | \$149,500      | 3              | \$15,800       |          |
|                             | <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Auditorium</i>                                           |                      |                |                    |                |                |                |          |
| Cast in Place Concrete      | 10%                                                                    | Now                  | \$71,900       | LIFE               | **             | 5              | \$17,300       |          |
|                             | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Sub-basement</i>                              |                      |                |                    |                |                |                |          |
|                             | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Sub-basement Mechanical Spaces</i>                       |                      |                |                    |                |                |                |          |
| Glass Block                 | 10%                                                                    | Now                  | \$186,900      | 2048               | **             | 1              |                |          |
|                             | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Upper Levels Around Rotunda</i>                          |                      |                |                    |                |                |                |          |
| Mosaic Tile                 | 25%                                                                    | 4+                   | \$69,400       | 2038               | **             | 5              | \$24,600       |          |
|                             | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                      |                |                    |                |                |                |          |
|                             | <i>Location : In Rotunda</i>                                           |                      |                |                    |                |                |                |          |
| Panel/Paver: Cer/Brk        | 3%                                                                     | Now                  | \$48,300       | 2041               | **             | 5              | \$2,700        |          |
|                             | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Sub-basement Mechanical Spaces</i>                       |                      |                |                    |                |                |                |          |
|                             | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Sub-basement Mechanical Spaces</i>                       |                      |                |                    |                |                |                |          |
| Marble Panels               | 10%                                                                    |                      |                | LIFE               | **             | 5              | \$11,800       |          |
| Terrazzo                    | 12%                                                                    |                      |                | LIFE               | **             | 5              | \$14,800       |          |
| Vinyl Tile                  | 5%                                                                     |                      |                | 2033               | \$116,800      | 3              | \$2,000        |          |
| Wood                        | 15%                                                                    | Now                  | \$453,800      | 2073               | **             | 5              | \$11,100       |          |
|                             | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Upper Levels Around The Rotunda</i>                      |                      |                |                    |                |                |                |          |
|                             | <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>           |                      |                |                    |                |                |                |          |
|                             | <i>Location : Upper Levels Around The Rotunda</i>                      |                      |                |                    |                |                |                |          |
|                             | <i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>           |                      |                |                    |                |                |                |          |
|                             | <i>Location : Upper Levels Around The Rotunda</i>                      |                      |                |                    |                |                |                |          |
|                             | <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>             |                      |                |                    |                |                |                |          |
|                             | <i>Location : Upper Levels Around The Rotunda</i>                      |                      |                |                    |                |                |                |          |

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

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

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

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

**Asset # : 1571**

| <b>Architecture</b>                                                              | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane                                                               | 2%                    | Now                      | \$28,100              | LIFE                      | **                    | 5                  | \$2,200               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Upper Level Of Rotunda</i>                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Stain Glass Panes Vandalized</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                                   | 10%                   | Now                      | \$294,500             | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>            |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Limestone                                                               | 20%                   |                          |                       | LIFE                      | **                    | 10                 | \$11,500              |                 |
| Marble Panels                                                                    | 20%                   |                          |                       | LIFE                      | **                    | 10                 | \$11,500              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 30%</i>                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rotunda</i>                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Includes Columns In Rotunda</i>                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                          | 23%                   | Now                      | \$216,300             | LIFE                      | **                    | 5                  | \$10,000              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Auditorium, Upper Level Around Rotunda</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement, Auditorium, Upper Level Walls Around The Rotunda</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                          | 20%                   |                          |                       | LIFE                      | **                    | 5-10               | \$24,500              |                 |
| Wood                                                                             | 5%                    |                          |                       | LIFE                      | **                    | 5                  | \$57,700              |                 |

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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**Asset # : 1571**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                   | 2%                | Now                      | \$400                 | 2038                      | **                    | 5                  | \$800                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bathrooms</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 20%               | Now                      | \$103,900             | LIFE                      | **                    | 5                  | \$2,000               |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                   | 8%                |                          |                       | LIFE                      | **                    | 10                 | \$10,300              |                 |
| Masonry: Infill Arch                                                   | 20%               |                          |                       | LIFE                      | **                    | 10                 | \$6,500               |                 |
| Plaster                                                                | 40%               | Now                      | \$105,400             | LIFE                      | **                    | 5                  | \$16,200              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 40%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$113,200             |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket                                                            | 100%              |                          |                       | 2053                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 40%               |                          |                       | 2046                      | **                    |                    |                       |                 |
| Masonry: Granite                                                       | 10%               | Now                      | \$36,600              | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entry Stair</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                           | 50%               |                          |                       | 2042                      | **                    |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction           | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction           | 100%              |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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| <b>Electrical</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Building.</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                   | 50%               |                          |                       | 2033                      | \$32,300              | 1                  |                       |                 |
| Thermoplastic                                                   | 10%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| Motor Controllers                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                 | 100%              |                          |                       | 2031                      | \$230,400             | 5                  | \$600                 |                 |
| <b>Ground</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                    | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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| Mechanical                                                                                         | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                              | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Heating</b>                                                                                     |                |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                                           | 100%           |                   |                | 2043               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                            |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Heat Exchanger, Shell & Tube                                               | 100%           |                   |                | 2036               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i> |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                |                |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                 | 20%            | Now               | \$20,900       | LIFE               | **             | 2-5         | \$9,200        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                                                     |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Heating And Ventilating Units Ductwork</i>                                        |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                                  | 80%            | Now               | \$284,000      | 2043               | **             |             |                |          |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement, Other Locations</i>                                                    |                |                   |                |                    |                |             |                |          |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement, Other Locations</i>                                                    |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement - Steam Condensate Return System Inoperable</i>                         |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                            |                |                   |                |                    |                |             |                |          |
| Air Handler                                                                                        | 20%            |                   |                | 2028               | \$333,700      | 1           | \$10,200       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement Crawl Spaces</i>                                                        |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Two Heating And Ventilating Units</i>                                             |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                 | 50%            | 0-2               | \$36,300       | 2031               | \$362,500      | 1           | \$12,000       |          |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                |                |                   |                |                    |                |             |                |          |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Location : Auditorium Exit</i>                                                                  |                |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                       |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                                              |                |                   |                |                    |                |             |                |          |
| No Component                                                                                       | 30%            |                   |                |                    |                |             |                |          |

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| <b>Mechanical</b>                                                                                                                                              |                           | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    |                       |                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>                                                                                                                                                  | <b>Component Type</b>     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                                                 |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                                                |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Digital                   | 90%                   | Now                      | \$114,600                 | 2026           | \$2,291,900           |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                                                 |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout - No Front End Communication</i>                                                                                                      |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Air Handlers Controls And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Pneumatic                 | 10%                   |                          |                           | 2027           | \$171,400             |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                                            |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Pneumatic Thermostats</i>                                                                                                                     |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                                                        |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                                           |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Electricity               | 50%                   |                          |                           | 2049           | * *                   | 1                  |                       |                 |
|                                                                                                                                                                | No Component              | 50%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                                                                                                                    |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Split Unit                | 10%                   |                          |                           | 2043           | * *                   |                    |                       |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>                                                                                                 |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Outdoor Units - Left Yard, Indoor Units - Unknown</i>                                                                                            |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Window/Wall Unit          | 10%                   |                          |                           | 2028           | \$33,600              | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 1st And 2nd Floor</i>                                                                                                                            |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Two Units</i>                                                                                                                                 |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | No Component              | 80%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                                            |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Ductwork/Diffusers        | 30%                   |                          |                           | LIFE           | * *                   | 2                  | \$40,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                                                 |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Auditorium</i>                                                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                                                            |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | No Component              | 70%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                                                        |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Air Handler/Dir Expansion | 30%                   |                          |                           | 2028           | \$102,000             | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Basement Fan Rooms</i>                                                                                                                           |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Two Units For Auditorium, Dx And Steam Coils</i>                                                                                              |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | No Component              | 70%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Heat Rejection</b>                                                                                                                                          |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | Air Cooled Condenser Unit | 30%                   |                          |                           | 2028           | \$15,400              | 2                  | \$17,300              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                   |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Lower Backyard Behind Hall Of Fame Passageway</i>                                                                                                |                           |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Two Condensing Units For Auditorium, 30 Tons Each Approximately</i>                                                                           |                           |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                                                                                                                | No Component              | 70%                   |                          |                           |                |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                                                                                                |                           |                       |                          |                           |                |                       |                    |                       |                 |

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

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

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

**Asset # : 1571**

| <b>Mechanical</b>                   |               | <b>Current Repair</b>                                                       |                | <b>Future Replacement</b> |                | <b>Maintenance</b> |                |          |
|-------------------------------------|---------------|-----------------------------------------------------------------------------|----------------|---------------------------|----------------|--------------------|----------------|----------|
| System<br>Component<br>Type         | % of<br>Total | Fail Date<br>(Years)                                                        | Estimated Cost | Year<br>FY                | Estimated Cost | Cycle<br>(Yrs)     | Estimated Cost | Priority |
| <b>Plumbing</b>                     |               |                                                                             |                |                           |                |                    |                |          |
| H/C Water Piping<br>Brass/Copper    | 100%          |                                                                             |                | 2033                      | \$1,138,800    | 1                  |                |          |
| Water Heater With Tanks<br>Electric | 50%           |                                                                             |                | 2026                      | \$12,700       | 4                  |                |          |
|                                     |               | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>               |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement</i>                                              |                |                           |                |                    |                |          |
|                                     |               | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement</i>                                              |                |                           |                |                    |                |          |
|                                     |               | <i>Explanation : Quantity: 1, 50 Gallons</i>                                |                |                           |                |                    |                |          |
| Electric                            | 50%           |                                                                             |                | 2032                      | \$12,700       | 4                  |                |          |
|                                     |               | <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>              |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement</i>                                              |                |                           |                |                    |                |          |
|                                     |               | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement</i>                                              |                |                           |                |                    |                |          |
|                                     |               | <i>Explanation : Quantity: 1, 50 Gallons</i>                                |                |                           |                |                    |                |          |
| Sanitary Piping<br>Cast Iron        | 100%          |                                                                             |                | LIFE                      | * *            | 1                  |                |          |
| Storm Drain Piping<br>Cast Iron     | 100%          |                                                                             |                | LIFE                      | * *            | 1                  |                |          |
| Sump Pump(s)<br>Non-Submersible     | 50%           |                                                                             |                | 2028                      | \$8,900        | 4                  | \$1,300        |          |
| Submersible                         | 50%           | Now                                                                         | \$800          | 2027                      | \$1,400        | 4                  | \$900          |          |
|                                     |               | <i>Unit Inoperable, Extent : Severe, Area Affected : 65%</i>                |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement Fan Rooms</i>                                    |                |                           |                |                    |                |          |
|                                     |               | <i>Other Observation, Extent : Moderate, Area Affected : 35%</i>            |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement Corridor</i>                                     |                |                           |                |                    |                |          |
|                                     |               | <i>Explanation : Improper Installation, Unit Powered Via Extension Cord</i> |                |                           |                |                    |                |          |
| <b>Fixtures</b>                     |               |                                                                             |                |                           |                |                    |                |          |
| Generic                             | 100%          |                                                                             |                |                           |                |                    |                |          |
| <b>Vertical Transport</b>           |               |                                                                             |                |                           |                |                    |                |          |
| <b>Elevators</b>                    |               |                                                                             |                |                           |                |                    |                |          |
| Not Accessible                      | 100%          |                                                                             |                |                           |                |                    |                |          |
| <b>Fire Suppression</b>             |               |                                                                             |                |                           |                |                    |                |          |
| <b>Standpipe</b>                    |               |                                                                             |                |                           |                |                    |                |          |
| Generic                             | 100%          |                                                                             |                | 2043                      | * *            | 1-5                | \$41,700       |          |
|                                     |               | <i>House Tank: Metal, Extent : Light, Area Affected : 100%</i>              |                |                           |                |                    |                |          |
|                                     |               | <i>Location : Sub-basement</i>                                              |                |                           |                |                    |                |          |
| <b>Sprinkler</b>                    |               |                                                                             |                |                           |                |                    |                |          |
| No Component                        | 20%           |                                                                             |                |                           |                |                    |                |          |
| Generic                             | 80%           |                                                                             |                | 2043                      | * *            | 1-2                | \$18,500       |          |
| <b>Fire Pump</b>                    |               |                                                                             |                |                           |                |                    |                |          |
| Generic                             | 100%          |                                                                             |                | 2036                      | * *            | 1                  | \$15,500       |          |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$381,800             |                       |
| Interior Architecture | \$452,700             | \$1,927,600           |
| Electrical            | \$228,100             | \$258,200             |
| Mechanical            | \$1,253,700           | \$1,138,600           |
| <b>Total</b>          | <b>\$2,316,200</b>    | <b>\$3,324,400</b>    |
| Importance Code A     | \$381,800             |                       |
| Importance Code B     | \$1,846,100           | \$3,324,400           |
| Importance Code C     | \$88,400              |                       |
| <b>Total</b>          | <b>\$2,316,200</b>    | <b>\$3,324,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$40,200         |                |                |                 |
| Interior Architecture | \$120,400        |                | \$2,600        | \$3,300         |
| Electrical            | \$1,500          | \$1,500        | \$1,800        | \$2,000         |
| Mechanical            | \$77,500         | \$2,100        | \$3,200        | \$8,500         |
| Site Enclosure        | \$3,500          |                |                |                 |
| Site Pavements        | \$47,500         | \$100          | \$100          | \$500           |
| <b>Total</b>          | <b>\$290,700</b> | <b>\$3,700</b> | <b>\$7,600</b> | <b>\$14,300</b> |
| Importance Code A     | \$40,200         |                |                |                 |
| Importance Code B     | \$198,400        | \$3,700        | \$5,500        | \$13,800        |
| Importance Code C     | \$52,100         | \$100          | \$2,100        | \$500           |
| <b>Total</b>          | <b>\$290,700</b> | <b>\$3,700</b> | <b>\$7,600</b> | <b>\$14,300</b> |



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

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

**Asset # : 2794**

| Architecture                                                               | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|----------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                                   |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                             |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                             | 85%            | Now                  | \$61,200       | LIFE               | **             | 5              | \$15,200       |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Building Corners</i>                                 |                |                      |                |                    |                |                |                |          |
| Masonry: Fieldstone                                                        | 3%             | Now                  | \$10,700       | LIFE               | **             | 5              | \$400          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : East Facade Base</i>                                         |                |                      |                |                    |                |                |                |          |
| <i>Open Joints, Extent : Moderate, Area Affected : 20%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : East Facade Base</i>                                         |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Various Rooms In Basement</i>                                |                |                      |                |                    |                |                |                |          |
| Masonry: Granite                                                           | 5%             | Now                  | \$13,800       | LIFE               | **             | 5              | \$700          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Building Base</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : West Facade</i>                                              |                |                      |                |                    |                |                |                |          |
| Masonry: Limestone                                                         | 5%             |                      |                | LIFE               | **             | 5              | \$1,300        |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : East Elevation, 1st Floor</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : East Elevation, 1st Floor</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Rusted Metal Railing Staining Lower Limestone Banding</i> |                |                      |                |                    |                |                |                |          |
| Stucco Cement                                                              | 2%             | Now                  | \$4,000        | 2038               | **             | 5              | \$400          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : East Elevation</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : East Elevation</i>                                           |                |                      |                |                    |                |                |                |          |
| Windows                                                                    |                |                      |                |                    |                |                |                |          |
| Wood                                                                       | 100%           | Now                  | \$320,600      | 2058               | **             | 5              | \$40,900       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                               |                |                      |                |                    |                |                |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                               |                |                      |                |                    |                |                |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                               |                |                      |                |                    |                |                |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                               |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                               |                |                      |                |                    |                |                |                |          |
| Roof                                                                       |                |                      |                |                    |                |                |                |          |
| Copper/Terne                                                               | 10%            |                      |                | 2048               | **             | 10             | \$3,100        |          |
| Slate                                                                      | 90%            |                      |                | LIFE               | **             | 10             | \$11,000       |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Hip Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| Soffits                                                                    |                |                      |                |                    |                |                |                |          |
| Masonry: Limestone                                                         | 100%           |                      |                | LIFE               | **             | 5              |                |          |

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

**Asset # : 2794**

| Architecture                                                               | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                      | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                            |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                              |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                     | 5%             | Now               | \$2,800        | LIFE               | **             | 5           | \$3,600        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>                                                |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>                                                |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>                                                |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                               | 3%             |                   |                | 2036               | **             | 5           | \$1,000        |          |
| Terrazzo                                                                   | 2%             |                   |                | LIFE               | **             | 5           | \$1,000        |          |
| Vinyl Tile                                                                 | 55%            | Now               | \$49,400       | 2033               | \$493,700      | 3           | \$6,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                               |                |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                               |                |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                               |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                               |                |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                         | 25%            | Now               | \$286,800      | 2033               | \$1,433,800    | 3           | \$3,100        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Corridor And Attic</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Corridor And Attic</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Corridor And Attic</i>                             |                |                   |                |                    |                |             |                |          |
| Wood                                                                       | 10%            | Now               | \$77,500       | 2048               | **             | 5           | \$3,100        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>                                                    |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>                                                    |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>                                                    |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                      |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                               | 5%             |                   |                | 2036               | **             | 5           | \$4,100        |          |
| Gypsum Board                                                               | 5%             |                   |                | LIFE               | **             | 5-10        | \$7,000        |          |
| Plaster                                                                    | 90%            | Now               | \$88,400       | LIFE               | **             | 5           | \$22,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Rooms 107, 108, 109, 110, Southwest Stairwell</i>            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Rooms 101, 103, 107, 107b, 108, 110, Southwest Stairwell</i> |                |                   |                |                    |                |             |                |          |

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

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

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

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

**Asset # : 2794**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                      | 25%               | Now                      | \$26,100              | 2038                      | **                    | 5                  | \$4,200               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Patching Evident, Extent : Light, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 75%               | Now                      | \$37,100              | LIFE                      | **                    | 5                  | \$15,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rooms 101, 107b, 110</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rooms 101, 107b, 110</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Rail                                                             | 100%              |                          |                       | 2038                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 100%              | Now                      | \$3,500               | 2043                      | **                    |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southwest Corner Of Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 75%               |                          |                       | 2046                      | **                    |                    |                       |                 |
| Masonry: Granite                                                       | 10%               | Now                      | \$9,900               | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At All Exterior Stairs</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                   | 15%               | Now                      | \$37,600              | 2033                      | \$37,600              | 1-3                | \$1,800               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Handicap Ramp</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Connections, Extent : Moderate, Area Affected : 30%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Handicap Ramp</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 75%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Handicap Ramp</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2046                      | **                    |                    |                       |                 |

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

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

**Asset # : 2794**

| <b>Electrical</b>                                                      | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                       | 80%                   |                          |                       | 2032                      | \$109,200             | 5                  | \$900                 |                 |
| Molded Case Bkrs                                                       | 20%                   |                          |                       | 2041                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                          | 60%                   | 2-4                      | \$61,800              | 2058                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Light, Area Affected : 100%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                          | 40%                   |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                        | 100%                  |                          |                       | 2031                      | \$70,000              | 5                  | \$300                 |                 |
| <b>Ground</b>                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                     | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                     | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                            | 90%                   | 2-4                      | \$54,200              | 2038                      | **                    |                    |                       |                 |
| <i>Damaged Fixtures, Extent : Light, Area Affected : 10%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                           | 10%                   | 2-4                      | \$112,000             | 2043                      | **                    | 2                  | \$100                 |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                     | 50%                   |                          |                       | 2033                      | \$12,500              | 1                  |                       |                 |
| Exit, Service                                                          | 10%                   |                          |                       | 2028                      | \$1,700               | 1                  |                       |                 |
| Exit, Battery                                                          | 40%                   |                          |                       | 2033                      | \$22,900              | 10                 | \$1,100               |                 |
| <b>Exterior Lighting</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                    | 10%                   |                          |                       | 2033                      | \$18,900              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                           | 90%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                | 100%                  |                          |                       | 2038                      | **                    | 1                  | \$15,500              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                     | 100%                  |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2794**

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                                                       |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                                                                             | 100%       |                   |                | 2043               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>                                                                                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                              |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Heat Exchanger, Shell & Tube                                                                                 | 100%       |                   |                | 2036               | **             |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                                                                  | 100%       | Now               | \$1,800        | 2032               | \$88,400       | 4           | \$2,000        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                                                                                          |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                   | 93%        |                   |                | 2031               | \$307,500      | 1           | \$12,400       |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Fan Coil Unit/Heat                                                                                                                   | 1%         |                   |                | 2028               | \$10,000       | 1           | \$100          |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor - Ceiling Mounted, Ducted</i>                                                                                |            |                   |                |                    |                |             |                |          |
| Unit Heater - Hot Water                                                                                                              | 4%         |                   |                | 2028               | \$9,600        |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Exit - Cabinet Type, Mechanical Room</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 3 Units</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Unit Heater - Hot Water                                                                                                              | 2%         |                   |                | 2041               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Water Main Area</i>                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 1 Unit</i>                                                                                                          |            |                   |                |                    |                |             |                |          |
| <b>Controls</b>                                                                                                                      |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                              | 100%       | Now               | \$58,100       | 2026               | \$1,161,300    |             |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - No Front End Communication, Insufficient Air Pressure - Temporary Compressors In Place</i>                |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source<br>Electricity                                                                                                         | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <b>Conversion Equipment</b>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Interior Pkg Unit - Cooling                                                                                                          | 1%         |                   |                | 2027               | \$6,400        | 2           |                |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor - Typing Room</i>                                                                                            |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 99%        |                   |                | 2028               | \$151,600      | 1           |                |          |

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

**Asset # : 2794**

| <b>Mechanical</b>              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                                                 |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|-----------------------|-----------------------|--------------------------|-------------------------------------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                                     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>             |                       |                       |                          |                                                                                           |                |                       |                    |                       |
| <b>Distribution</b>            |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers    | 40%                   |                          |                                                                                           | LIFE           | * *                   | 2-5                | \$14,600              |
|                                | No Component          | 60%                   |                          |                                                                                           |                |                       |                    |                       |
| <b>Exhaust Fans</b>            |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Interior              | 40%                   |                          |                                                                                           | 2028           | \$71,700              | 2                  | \$500                 |
|                                |                       |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                             |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Location : Attic</i>                                                                   |                |                       |                    |                       |
|                                | No Component          | 60%                   |                          |                                                                                           |                |                       |                    |                       |
| <b>Plumbing</b>                |                       |                       |                          |                                                                                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Brass/Copper          | 100%                  | Now                      | \$10,400                                                                                  | 2033           | \$519,300             | 1                  |                       |
|                                |                       |                       |                          | <i>Not Insulated, Extent : Severe, Area Affected : 25%</i>                                |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Location : 1st Floor - Mechanical Room And Corridors Above Ceiling, Sweating Pipes</i> |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Causing Water Damages To Interior Finishes</i>                                         |                |                       |                    |                       |
|                                |                       |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 80%</i>                              |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Location : Throughout</i>                                                              |                |                       |                    |                       |
| <b>Water Heater With Tanks</b> |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Electric              | 100%                  |                          |                                                                                           | 2026           | \$92,400              | 4                  |                       |
|                                |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Location : 1st Floor Mechanical Room</i>                                               |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Explanation : One- 225 Gallons, Dual Electric / Hot Water Heat Source</i>              |                |                       |                    |                       |
| <b>Sanitary Piping</b>         |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Cast Iron             | 100%                  |                          |                                                                                           | LIFE           | * *                   | 1                  |                       |
| <b>Storm Drain Piping</b>      |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Cast Iron             | 100%                  |                          |                                                                                           | LIFE           | * *                   | 1                  |                       |
| <b>Backflow Preventer</b>      |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Generic               | 100%                  |                          |                                                                                           | 2041           | * *                   | 1                  | \$2,500               |
|                                |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Location : Basement - Water Service Area - Access From 1st Floor Mechanical Room</i>   |                |                       |                    |                       |
|                                |                       |                       |                          | <i>Explanation : Location Noted</i>                                                       |                |                       |                    |                       |
| <b>Fixtures</b>                |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | Generic               | 100%                  |                          |                                                                                           |                |                       |                    |                       |
| <b>Fire Suppression</b>        |                       |                       |                          |                                                                                           |                |                       |                    |                       |
| <b>Sprinkler</b>               |                       |                       |                          |                                                                                           |                |                       |                    |                       |
|                                | No Component          | 60%                   |                          |                                                                                           |                |                       |                    |                       |
|                                | Generic               | 40%                   |                          |                                                                                           | 2043           | * *                   | 1-2                | \$4,600               |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$663,700             | \$309,900             |
| Interior Architecture | \$189,800             | \$3,672,000           |
| Electrical            | \$60,300              | \$466,700             |
| Mechanical            | \$614,200             | \$668,700             |
| <b>Total</b>          | <b>\$1,528,000</b>    | <b>\$5,117,400</b>    |
| Importance Code A     | \$663,700             | \$309,900             |
| Importance Code B     | \$747,900             | \$4,807,500           |
| Importance Code C     | \$116,300             |                       |
| <b>Total</b>          | <b>\$1,528,000</b>    | <b>\$5,117,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$56,600         |                |                 |                |
| Interior Architecture | \$54,200         |                | \$4,100         | \$3,500        |
| Electrical            |                  |                | \$100           | \$200          |
| Mechanical            | \$68,300         | \$700          | \$46,900        | \$700          |
| Site Enclosure        | \$13,300         |                |                 |                |
| Site Pavements        | \$9,800          |                |                 |                |
| <b>Total</b>          | <b>\$202,300</b> | <b>\$700</b>   | <b>\$51,100</b> | <b>\$4,400</b> |
| Importance Code A     | \$56,600         |                |                 |                |
| Importance Code B     | \$119,100        | \$700          | \$51,100        | \$4,400        |
| Importance Code C     | \$26,600         |                |                 |                |
| <b>Total</b>          | <b>\$202,300</b> | <b>\$700</b>   | <b>\$51,100</b> | <b>\$4,400</b> |



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

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

**Asset # : 2646**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 85%            | Now               | \$324,500      | LIFE               | **             | 5           | \$40,400       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Window Lintels</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Elevations On 3rd Floor</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 2%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Building Corners</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : East Elevation</i>                                       |                |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                       | 5%             |                   |                | LIFE               | **             | 5           | \$3,600        |          |
| Masonry: Limestone                                                     | 5%             | Now               | \$13,700       | LIFE               | **             | 5           | \$1,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Surround At Entrance And Horizontal Cornice Band</i>     |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : North And West Facades</i>                               |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                          | 5%             | Now               | \$6,600        | 2038               | **             | 5           | \$3,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Bulkhead And East Elevation At Building Base</i>   |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Bulkhead And East Elevation At Building Base</i>   |                |                   |                |                    |                |             |                |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 100%           | Now               | \$4,900        | 2049               | **             | 5           | \$2,600        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Missing Insect Screens At Multiple Locations</i>         |                |                   |                |                    |                |             |                |          |
| Parapets                                                               |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 90%            | Now               | \$246,200      | LIFE               | **             | 5           | \$10,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Lower Roof</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Lower Roof</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper Roof</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Roof</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : East And North Elevations</i>                            |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 10%            | Now               | \$26,800       | LIFE               | **             | 5           | \$1,400        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Decorative Cornice At Northwest Corner</i>               |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Copings And Cornice</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 2%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Lower Roof Copings</i>                         |                |                   |                |                    |                |             |                |          |

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

**Asset # : 2646**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                         | 95%        | Now               | \$93,000       | 2033               | \$309,900      |             |                |          |
| <i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Lower Roof</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Roof</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                    | 5%         |                   |                | 2038               | **             | 10          | \$1,400        |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 100%       | Now               | \$2,900        | LIFE               | **             | 5           | \$100          |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Soffit At Entrance</i>                                   |            |                   |                |                    |                |             |                |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 15%        |                   |                | LIFE               | **             | 5           | \$21,500       |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 15%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement</i>                                  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%         |                   |                | 2042               | **             | 5           | \$1,600        |          |
| Terrazzo                                                               | 15%        |                   |                | LIFE               | **             | 5           | \$7,700        |          |
| Vinyl Tile 9" X 9"                                                     | 65%        | Now               | \$73,400       | 2028               | \$3,672,000    | 3           | \$8,000        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Adjacent To Radiator Locations</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 10%        |                   |                | LIFE               | **             | 5           | \$4,600        |          |
| Marble Panels                                                          | 5%         |                   |                | LIFE               | **             | 10          | \$1,200        |          |
| Plaster                                                                | 85%        | Now               | \$116,300      | LIFE               | **             | 5           | \$14,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Adjacent To Windows</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Adjacent To Windows</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Adjacent To Windows</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Adjacent To Windows</i>                        |            |                   |                |                    |                |             |                |          |

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

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

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 30%               | Now                      | \$16,000              | 2046                      | **                    | 5                  | \$4,900               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout 1st And 3rd Floors</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout 3rd Floor</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 25%               |                          |                       | 2046                      | **                    | 5                  | \$8,200               |                 |
| Exposed Struc: Concrete                                                | 15%               | Now                      | \$14,400              | LIFE                      | **                    | 5                  | \$800                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 30%               | Now                      | \$5,800               | LIFE                      | **                    | 5                  | \$6,100               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairwell At 3rd Floor</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairwell At 3rd Floor</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal: Cage/Fence                                                      | 100%              | 2-4                      | \$13,300              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Stair Enclosures</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Stair Enclosures</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 90%               | 2-4                      | \$700                 | 2038                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairs Leading To South Entrance</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite                                                       | 10%               | Now                      | \$700                 | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Entrance</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              | 2-4                      | \$8,500               | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Side And Rear Of Building</i>                |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2646**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                               |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                            | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Conduit                      | 90%               |                                                                     |                       | 2043                      | **                    | 1                  |                       |                 |
| Conduit                      | 10%               |                                                                     |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>           |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%               |                                                                     |                       | 2041                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs             | 10%               |                                                                     |                       | 2049                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs             | 80%               |                                                                     |                       | 2032                      | \$78,000              | 5                  | \$500                 |                 |
| <b>Wiring</b>                |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Braided Cloth                | 80%               | 2-4                                                                 | \$60,300              | 2058                      | **                    | 1                  |                       |                 |
|                              |                   | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                           |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 20%               |                                                                     |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |                                                                     |                       | 2031                      | \$70,000              | 5                  | \$100                 |                 |
| <b>Ground</b>                |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              |                                                                     |                       | 2033                      | \$318,800             | 10                 | \$20,100              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                           |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |                                                                     |                       | 2033                      | \$6,600               | 1                  |                       |                 |
| Exit, Battery                | 50%               |                                                                     |                       | 2033                      | \$15,100              | 10                 | \$700                 |                 |
| <b>Exterior Lighting</b>     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| HID                          | 5%                |                                                                     |                       | 2033                      | \$5,000               | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Controlled Via Photocell.</i>                      |                       |                           |                       |                    |                       |                 |
| HID                          | 5%                |                                                                     |                       | 2041                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Controlled Via Photocell</i>                       |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Under Construction           | 100%              |                                                                     |                       |                           |                       |                    |                       |                 |

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

**Heating**

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

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

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

**Asset # : 2646**

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                                                                             | 100%       |                   |                | 2043               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                              |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Heat Exchanger, Shell & Tube                                                                                 | 100%       |                   |                | 2036               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i>                                   |            |                   |                |                    |                |             |                |          |
| Distribution<br>Steam Piping/Pump                                                                                                    | 100%       | Now               | \$34,300       | 2033               | \$171,200      |             |                |          |
| <i>Steam Traps Faulty, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Terminal Devices<br>Convactor/Radiator                                                                                               | 95%        | Now               | \$3,300        | 2031               | \$166,100      | 1           | \$6,000        |          |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor - Rooms 346b, 346c - 2 Units</i>                                                                             |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Not Accessible                                                                                                                       | 5%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : No Access To Several Laboratories / Shops</i>                                                                       |            |                   |                |                    |                |             |                |          |
| Controls<br>Digital                                                                                                                  | 100%       | Now               | \$30,700       | 2026               | \$614,200      |             |                |          |
| <i>Broken, Extent : Moderate, Area Affected : 100%</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Air Compressor</i>                                                                                          |            |                   |                |                    |                |             |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - No Front End Communication</i>                                                                            |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| Air Conditioning<br>Energy Source<br>Electricity                                                                                     | 100%       |                   |                | 2041               | **             | 1           |                |          |
| Conversion Equipment<br>Split Unit                                                                                                   | 5%         |                   |                | 2028               | \$25,400       |             |                |          |
| <i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Roof - Condensing Unit, Indoor Unit No Access</i>                                                                |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 70%        |                   |                | 2028               | \$56,700       | 1           |                |          |
| No Component                                                                                                                         | 25%        |                   |                |                    |                |             |                |          |
| 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.

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

**Asset # : 2646**

| <b>Mechanical</b>                    | <b>Current Repair</b> |                                                                |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--------------------------------------|-----------------------|----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b>                                   | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Ventilation</b>                   |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Exhaust Fans                         |                       |                                                                |                       |                           |                       |                        |                       |                 |
| No Component                         | 90%                   |                                                                |                       |                           |                       |                        |                       |                 |
| Not Accessible                       | 10%                   |                                                                |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>     |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Various Locations</i>                            |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : No Access To Several Laboratories / Shops</i> |                       |                           |                       |                        |                       |                 |
| <b>Plumbing</b>                      |                       |                                                                |                       |                           |                       |                        |                       |                 |
| H/C Water Piping                     |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Brass/Copper                         | 100%                  |                                                                |                       | 2033                      | \$274,700             | 1                      |                       |                 |
|                                      |                       | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>  |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Throughout</i>                                   |                       |                           |                       |                        |                       |                 |
| Water Heater With Tanks              |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Electric                             | 100%                  |                                                                |                       | 2026                      | \$46,200              | 4                      |                       |                 |
|                                      |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Basement</i>                                     |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : 1- 80 Gallons</i>                             |                       |                           |                       |                        |                       |                 |
| Sanitary Piping                      |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Cast Iron                            | 100%                  |                                                                |                       | LIFE                      | **                    | 1                      |                       |                 |
| Storm Drain Piping                   |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Cast Iron                            | 100%                  |                                                                |                       | LIFE                      | **                    | 1                      |                       |                 |
| Fixtures                             |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |                                                                |                       |                           |                       |                        |                       |                 |
| <b>Fire Suppression</b>              |                       |                                                                |                       |                           |                       |                        |                       |                 |
| Sprinkler                            |                       |                                                                |                       |                           |                       |                        |                       |                 |
| No Component                         | 95%                   |                                                                |                       |                           |                       |                        |                       |                 |
| Not Accessible                       | 5%                    |                                                                |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>     |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Location : Basement</i>                                     |                       |                           |                       |                        |                       |                 |
|                                      |                       | <i>Explanation : No Access To Several Laboratories / Shops</i> |                       |                           |                       |                        |                       |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$399,500             | \$53,600              |
| Interior Architecture |                       | \$79,000              |
| Electrical            | \$144,800             |                       |
| <b>Total</b>          | <b>\$544,300</b>      | <b>\$132,600</b>      |
| Importance Code A     | \$399,500             | \$53,600              |
| Importance Code B     | \$144,800             | \$79,000              |
| <b>Total</b>          | <b>\$544,300</b>      | <b>\$132,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$2,600          |                |                |                |
| Interior Architecture | \$128,700        |                | \$500          |                |
| Electrical            | \$30,500         |                | \$100          | \$200          |
| Mechanical            | \$100            | \$100          | \$100          | \$100          |
| Site Pavements        | \$29,900         |                |                |                |
| <b>Total</b>          | <b>\$191,900</b> | <b>\$100</b>   | <b>\$600</b>   | <b>\$300</b>   |
| Importance Code A     | \$2,600          |                |                |                |
| Importance Code B     | \$116,300        | \$100          | \$600          | \$300          |
| Importance Code C     | \$72,900         |                |                |                |
| <b>Total</b>          | <b>\$191,900</b> | <b>\$100</b>   | <b>\$600</b>   | <b>\$300</b>   |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE HALL OF FAME - AUD AND COLONNADE**  
**Asset # : 2075**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                       | 10%        |                   |                | LIFE               | **             | 5           | \$5,300        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : In Colonnade And Areaway</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Polished Granite Blocks</i>                           |            |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                       | 60%        | Now               | \$178,300      | LIFE               | **             | 5           | \$15,800       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : West Wall</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Level Under Colonnade</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Rusticated Granite Blocks</i>                         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 30%        | Now               | \$133,700      | LIFE               | **             | 5           | \$7,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Colonnade Scuppers/ Cornice</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Base At 1st Floor Colonnade</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Colonnade Scuppers/ Cornice</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Colonnade</i>                                 |            |                   |                |                    |                |             |                |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 100%       | Now               | \$87,400       | 2058               | **             | 5           | \$7,000        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Areaways</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Clay Tile                                                              | 95%        |                   |                | 2043               | **             | 10          | \$53,600       |          |
| Copper/Terne                                                           | 5%         |                   |                | 2048               | **             | 10          | \$7,100        |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 90%        | Now               | \$29,900       | LIFE               | **             | 5           | \$35,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room, Basement</i>                            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%         |                   |                | 2036               | **             | 5           | \$900          |          |
| Terrazzo                                                               | 5%         |                   |                | LIFE               | **             | 5           | \$1,400        |          |

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

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                          | 5%                | Now                      | \$2,900               | 2036                      | **                    | 5                  | \$500                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Storage Rooms</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 20%               |                          |                       | LIFE                      | **                    | 10                 | \$1,200               |                 |
| Plaster                                                               | 75%               | Now                      | \$38,800              | LIFE                      | **                    | 5                  | \$4,500               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                  | 50%               |                          |                       | LIFE                      | **                    | 10                 | \$30,100              |                 |
| Masonry: Infill Arch                                                  | 20%               |                          |                       | LIFE                      | **                    | 10                 | \$3,000               |                 |
| Wood                                                                  | 30%               | Now                      | \$22,000              | LIFE                      | **                    | 5                  | \$79,000              |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket                                                           | 100%              |                          |                       | 2053                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                   | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite                                                      | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Pavers/Stone                                                          | 95%               | Now                      | \$29,900              | 2036                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Areas Throughout Colonnade</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                       | 100%              |                          |                       | 2033                      | \$27,600              | 1                  |                       |                 |
| <b>Panelboards</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                              | 100%              |                          |                       | 2032                      | \$42,800              | 5                  | \$300                 |                 |
| <b>Wiring</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                 | 100%              |                          |                       | 2033                      | \$30,700              | 1                  |                       |                 |
| <b>Lighting</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                  | 100%              | Now                      | \$144,800             | 2038                      | **                    | 2                  | \$200                 |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

## Lighting

Exterior Lighting  
HID

100% Now \$30,500 2038 \* \*  
*Malfunctioning, Extent : Moderate, Area Affected : 50%*  
*Location : Building Perimeter*

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

## Heating

Distribution  
Steam Piping/Pump

25% 2033 \$26,200  
*On Extended Life, Extent : Light, Area Affected : 100%*  
*Location : Basement*

No Component

75%

## Terminal Devices

Convactor/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

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

Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$186,000             |                       |
| Interior Architecture | \$134,500             | \$672,400             |
| Electrical            |                       | \$314,100             |
| Mechanical            | \$310,300             | \$362,000             |
| <b>Total</b>          | <b>\$630,700</b>      | <b>\$1,348,500</b>    |
| Importance Code A     | \$186,000             |                       |
| Importance Code B     | \$444,800             | \$1,348,500           |
| <b>Total</b>          | <b>\$630,700</b>      | <b>\$1,348,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$28,100         |                |                |                |
| Interior Architecture | \$121,600        |                |                | \$2,100        |
| Electrical            | \$12,600         | \$500          | \$500          | \$600          |
| Mechanical            | \$23,600         | \$600          | \$600          | \$600          |
| Site Pavements        | \$6,400          |                |                |                |
| <b>Total</b>          | <b>\$192,400</b> | <b>\$1,000</b> | <b>\$1,100</b> | <b>\$3,200</b> |
| Importance Code A     | \$28,100         |                |                |                |
| Importance Code B     | \$88,400         | \$1,000        | \$1,100        | \$3,200        |
| Importance Code C     | \$75,900         |                |                |                |
| <b>Total</b>          | <b>\$192,400</b> | <b>\$1,000</b> | <b>\$1,100</b> | <b>\$3,200</b> |



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

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

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

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

**Asset # : 2066**

| <b>Architecture</b>                                                    | <b>Current Repair</b> |                              |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-----------------------|------------------------------|-----------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b>                                   | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b> | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                        |                       |                              |                       |                           |                       |                        |                       |                 |
| <b>Exterior Walls</b>                                                  |                       |                              |                       |                           |                       |                        |                       |                 |
| Masonry: Brick                                                         | 80%                   | Now                          | \$104,500             | LIFE                      | **                    | 5                      | \$13,000              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : At Building Corners</i>                                  |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>         |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : At Building Corners</i>                                  |                       |                              |                       |                           |                       |                        |                       |                 |
| Masonry: Limestone                                                     | 15%                   | Now                          | \$28,100              | LIFE                      | **                    | 5                      | \$1,800               |                 |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>     |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Entry Stair Cheek Walls &amp; Lower Horizontal Bands</i> |                       |                              |                       |                           |                       |                        |                       |                 |
| Metal: Cage/Fence                                                      | 5%                    |                              |                       | 2038                      | **                    | 5                      | \$3,600               |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>           |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Fire Escape Ladder Assembly</i>                          |                       |                              |                       |                           |                       |                        |                       |                 |
| <b>Windows</b>                                                         |                       |                              |                       |                           |                       |                        |                       |                 |
| Aluminum                                                               | 100%                  | Now                          | \$81,500              | 2041                      | **                    | 5                      | \$2,900               |                 |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>        |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Throughout</i>                                           |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>   |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Throughout</i>                                           |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 5%</i>          |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Throughout</i>                                           |                       |                              |                       |                           |                       |                        |                       |                 |
| <b>Roof</b>                                                            |                       |                              |                       |                           |                       |                        |                       |                 |
| Clay Tile                                                              | 100%                  |                              |                       | 2053                      | **                    | 10                     | \$21,500              |                 |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>       |                       |                              |                       |                           |                       |                        |                       |                 |
| <i>Location : Main Roof</i>                                            |                       |                              |                       |                           |                       |                        |                       |                 |
| <b>Soffits</b>                                                         |                       |                              |                       |                           |                       |                        |                       |                 |
| Masonry: Limestone                                                     | 100%                  |                              |                       | LIFE                      | **                    | 5                      |                       |                 |
| <b>Interior</b>                                                        |                       |                              |                       |                           |                       |                        |                       |                 |

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

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

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

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

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 10%        | Now               | \$8,100        | LIFE               | **             | 5           | \$4,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair Nosing's</i>                                  |            |                   |                |                    |                |             |                |          |
| Mosaic Tile                                                            | 5%         | Now               | \$31,400       | 2038               | **             | 5           | \$1,200        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 85%        | Now               | \$134,500      | 2033               | \$672,400      | 3           | \$6,200        |          |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Classrooms And Basement</i>                   |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 20%        |                   |                | LIFE               | **             | 10          | \$1,800        |          |
| Plaster                                                                | 75%        | Now               | \$26,600       | LIFE               | **             | 5           | \$6,700        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 5%         | Now               | \$41,000       | LIFE               | **             | 5           | \$6,000        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 25%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : These Are Actually Wood Fiber Panel Walls</i>         |            |                   |                |                    |                |             |                |          |
| Ceilings                                                               |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                | 10%        |                   |                | LIFE               | **             | 5-10        | \$2,500        |          |
| Plaster                                                                | 90%        | Now               | \$10,500       | LIFE               | **             | 5           | \$11,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                              |            |                   |                |                    |                |             |                |          |
| Site Pavements                                                         |            |                   |                |                    |                |             |                |          |

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

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

**Asset # : 2066**

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

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, Extent : N/A, Area Affected : 100%*

*Location : Main Entry Stair*

*Explanation : This Is Actually Brownstone*

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

Under 600 Volts

Service Equipment

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| 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 Fixtures, Extent : Light, Area Affected : 100%*

*Location : Throughout 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 |  |

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

| <b>Electrical</b>                                                                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID                                                                                                                         | 100%              |                          |                       | 2028                      | \$58,200              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic                                                                                                                       | 100%              |                          |                       | 2038                      | **                    | 1                  | \$4,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Under Construction                                                                                                       | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                                                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump                                                                                                                | 100%              | Now                      | \$20,000              | 2033                      | \$99,900              |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>Convactor/Radiator                                                                                                           | 100%              |                          |                       | 2031                      | \$102,000             | 1                  | \$4,100               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Controls<br>Pneumatic                                                                                                                            | 100%              |                          |                       | 2027                      | \$241,000             |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Master Building Pneumatic Thermostat, Control Air Provided Air Compressor In Adjacent Building - Havemeyer Laboratory Annex</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                                                                                                     | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Window/Wall Unit                                                                                                         | 100%              |                          |                       | 2028                      | \$47,200              | 1                  |                       |                 |
| <b>Ventilation</b>                                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers                                                                                                               | 10%               |                          |                       | LIFE                      | **                    | 2-5                | \$1,100               |                 |
| No Component                                                                                                                                     | 90%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2066**

| <b>Mechanical</b>            | <b>Current Repair</b>                                           |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                               | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Interior                     | 5%                                                              | Now                      | \$2,800               | 2043                      |                       | **                 | 2                     |                 |
|                              | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Room 02</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Room 02</i>                            |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 95%                                                             |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping             |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%                                                            |                          |                       | 2033                      | \$160,200             |                    | 1                     |                 |
|                              | <i>On Extended Life, Extent : Light, Area Affected : 90%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                    |                          |                       |                           |                       |                    |                       |                 |
| Water Heater With Tanks      |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%                                                            |                          |                       | 2026                      | \$69,300              |                    | 4                     |                 |
|                              | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Water Heater Room Inside Room 01</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Water Heater Room Inside Room 01</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Quantity: 1, 40 Gallons</i>                    |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping              |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                                                            |                          |                       | LIFE                      |                       | **                 | 1                     |                 |
| Fixtures                     |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                                                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Toilet Rooms</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler                    |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                                                             |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%                                                             |                          |                       | 2043                      |                       | **                 | 1-2                   | \$1,100         |

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$237,600             | \$90,400              |
| Interior Architecture | \$720,400             |                       |
| Electrical            |                       | \$164,300             |
| Mechanical            | \$181,800             | \$183,700             |
| <b>Total</b>          | <b>\$1,139,800</b>    | <b>\$438,400</b>      |
| Importance Code A     | \$237,600             | \$90,400              |
| Importance Code B     | \$902,200             | \$348,000             |
| <b>Total</b>          | <b>\$1,139,800</b>    | <b>\$438,400</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$50,300         |                |                |                |
| Interior Architecture | \$45,400         |                |                | \$1,100        |
| Electrical            |                  |                |                | \$100          |
| Mechanical            | \$54,400         | \$200          | \$800          | \$200          |
| Site Enclosure        | \$4,200          |                |                |                |
| Site Pavements        | \$1,800          |                |                | \$100          |
| <b>Total</b>          | <b>\$156,200</b> | <b>\$200</b>   | <b>\$800</b>   | <b>\$1,400</b> |
| Importance Code A     | \$50,300         |                |                |                |
| Importance Code B     | \$89,500         | \$200          | \$800          | \$1,400        |
| Importance Code C     | \$16,400         |                |                | \$100          |
| <b>Total</b>          | <b>\$156,200</b> | <b>\$200</b>   | <b>\$800</b>   | <b>\$1,400</b> |



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

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

| Architecture                                                           | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                            | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                         |                |                      |                |                    |                |                |                |          |
| Masonry: Bluestone                                                     | 5%             | Now                  | \$10,400       | LIFE               | **             | 5              | \$12,500       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Building Base</i>                             |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Building Base</i>                             |                |                      |                |                    |                |                |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 75%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout Building Base</i>                             |                |                      |                |                    |                |                |                |          |
| Masonry: Limestone                                                     | 90%            | Now                  | \$237,600      | LIFE               | **             | 5              | \$7,700        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Near Northeast And Southeast Corners</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Perimeter Sealant At Base Of Walls, Throughout</i>       |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                           |                |                      |                |                    |                |                |                |          |
| Wood                                                                   | 5%             | Now                  | \$12,100       | 2053               | **             | 5              | \$1,400        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Fascia Trims Below Roof Line</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 30%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Fascia, Both Entry Doors</i>                             |                |                      |                |                    |                |                |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Fascia Trims Below Roof Line</i>                         |                |                      |                |                    |                |                |                |          |
| Windows                                                                |                |                      |                |                    |                |                |                |          |
| Aluminum                                                               | 100%           | Now                  | \$27,900       | 2058               | **             | 5              | \$300          |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : North Side Windows</i>                                   |                |                      |                |                    |                |                |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Around Window Frames</i>                                 |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Around Window Frames</i>                                 |                |                      |                |                    |                |                |                |          |
| Roof                                                                   |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                       | 100%           |                      |                | 2033               | \$90,400       | 10             | \$8,500        |          |
| Interior                                                               |                |                      |                |                    |                |                |                |          |

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

| Architecture           | Current Repair                                                          |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|-------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                              | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior               |                                                                         |                   |                |                    |                |             |                |          |
| Floors                 |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 5%                                                                      |                   |                | LIFE               | **             | 5           | \$2,100        |          |
|                        | <i>Paint Peeling, Extent : Light, Area Affected : 25%</i>               |                   |                |                    |                |             |                |          |
|                        | <i>Location : Mechanical Spaces</i>                                     |                   |                |                    |                |             |                |          |
| Vinyl Tile             | 60%                                                                     | Now               | \$152,400      | 2043               | **             | 3           | \$2,100        |          |
|                        | <i>Adhesion Failure, Extent : Moderate, Area Affected : 25%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Locations</i>                                     |                   |                |                    |                |             |                |          |
|                        | <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Uneven Surface, Extent : Moderate, Area Affected : 100%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"     | 35%                                                                     | Now               | \$568,000      | 2043               | **             | 3           | \$1,200        |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Loose Units, Extent : Moderate, Area Affected : 20%</i>              |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |                   |                |                    |                |             |                |          |
|                        | <i>Location : Labs And Utility Spaces</i>                               |                   |                |                    |                |             |                |          |
| Interior Walls         |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 15%                                                                     |                   |                | LIFE               | **             | 10          | \$2,200        |          |
| Concrete Masonry Unit  | 50%                                                                     | 0-2               | \$5,400        | LIFE               | **             | 5           | \$1,200        |          |
|                        | <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Gypsum Board           | 20%                                                                     | Now               | \$1,600        | LIFE               | **             | 5           | \$700          |          |
|                        | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridor Wall</i>                                         |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 5%                                                                      | Now               | \$5,400        | LIFE               | **             |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : West Side</i>                                             |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : West Side Party Wall</i>                                  |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Deteriorated Finish</i>                                |                   |                |                    |                |             |                |          |
| Plywood/Hardboard      | 10%                                                                     |                   |                | LIFE               | **             | 10          | \$100          |          |

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 2%                | Now                      | \$3,100               | 2053                      | **                    | 5                  | \$100                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilets</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilets</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood                                                    | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$700                 |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 93%               | Now                      | \$26,000              | LIFE                      | **                    | 5                  | \$5,500               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Labs And Classrooms</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 50%               |                          |                       | 2043                      | **                    |                    |                       |                 |
| Masonry: Brick                                                         | 44%               | Now                      | \$4,200               | 2043                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : This Is Actually Masonry Limestone</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 6%                |                          |                       | 2063                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 95%               | Now                      | \$1,800               | 2038                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Site Stair At South Side Of Building</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                   | 5%                |                          |                       | 2028                      | \$4,300               | 1-3                | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Landing At Entry</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Composite Lumber</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |                          |                       | 2033                      | \$15,800              | 1                  |                       |                 |

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

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

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| 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               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                                  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                                            | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Shell & Tube                                                                       | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i> |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE HAVEMEYER LABORATORY ANNEX**  
**Asset # : 2067**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 100%              | Now                      | \$15,200              | 2033                      | \$50,700              |                    |                       |                 |
| <i>Corroded, Extent : Light, Area Affected : 10%</i>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 80%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 100%</i>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 100%              |                          |                       | 2031                      | \$51,800              | 1                  | \$2,100               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 100%              | Now                      | \$36,400              | 2026                      | \$181,800             |                    |                       |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 113 - Deteriorated Air Compressor, Insufficient Air Pressure, No Front End Communication</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2049                      | **                    | 1                  |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                                                                     | 80%               |                          |                       | 2028                      | \$19,200              | 1                  |                       |                 |
| No Component                                                                                                                         | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$5,700               |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof                                                                                                                                 | 90%               |                          |                       | 2028                      | \$11,100              | 2                  | \$200                 |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                                                                                                                            | 10%               | Now                      | \$300                 | 2043                      | **                    | 2                  |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 113 - 1 Unit</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                                                         | 100%              |                          |                       | 2033                      | \$81,300              | 1                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater With Tanks</b>                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                                                                                       | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing          |                       |                       |                                                                |                           |                |                       |                    |                       |
|                   | Sanitary Piping       |                       |                                                                |                           |                |                       |                    |                       |
|                   | Cast Iron             | 100%                  |                                                                |                           | LIFE           | * *                   | 1                  |                       |
|                   | Storm Drain Piping    |                       |                                                                |                           |                |                       |                    |                       |
|                   | Cast Iron             | 100%                  |                                                                |                           | LIFE           | * *                   | 1                  |                       |
|                   | Sump Pump(s)          |                       |                                                                |                           |                |                       |                    |                       |
|                   | Submersible           | 100%                  |                                                                |                           | 2024           | \$200                 | 4                  | \$200                 |
|                   | Fixtures              |                       |                                                                |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                                                                |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Location : Toilet Rooms</i>                                 |                           |                |                       |                    |                       |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$139,600             |                       |
| Interior Architecture | \$166,900             |                       |
| Electrical            |                       | \$126,000             |
| Mechanical            | \$762,100             | \$671,600             |
| <b>Total</b>          | <b>\$1,068,500</b>    | <b>\$797,700</b>      |
| Importance Code A     | \$139,600             |                       |
| Importance Code B     | \$928,900             | \$797,700             |
| <b>Total</b>          | <b>\$1,068,500</b>    | <b>\$797,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$57,500         |                | \$4,200         |                |
| Interior Architecture | \$91,900         |                | \$16,500        | \$8,300        |
| Electrical            | \$50,900         | \$800          | \$1,100         | \$800          |
| Mechanical            | \$59,000         | \$700          | \$3,700         | \$700          |
| Site Pavements        | \$1,900          |                |                 |                |
| <b>Total</b>          | <b>\$261,200</b> | <b>\$1,500</b> | <b>\$25,500</b> | <b>\$9,800</b> |
| Importance Code A     | \$57,800         |                | \$4,500         |                |
| Importance Code B     | \$151,600        | \$1,500        | \$21,000        | \$9,800        |
| Importance Code C     | \$51,900         |                |                 |                |
| <b>Total</b>          | <b>\$261,200</b> | <b>\$1,500</b> | <b>\$25,500</b> | <b>\$9,800</b> |



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

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

**Asset # : 2074**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 85%            |                   |                | LIFE               | **             | 5           | \$99,200       |          |
| Masonry: Granite                                                       | 5%             |                   |                | LIFE               | **             | 5           | \$4,400        |          |
| Masonry: Limestone                                                     | 10%            | Now               | \$73,900       | LIFE               | **             | 5           | \$4,400        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Entry And Lower Fascia Band</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Entry And Lower Fascia Band</i>                     |                |                   |                |                    |                |             |                |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 95%            | Now               | \$65,700       | 2049               | **             | 5           | \$6,400        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Windows</i>                                     |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                          | 5%             |                   |                | 2036               | **             | 10          | \$4,200        |          |
| Roof                                                                   |                |                   |                |                    |                |             |                |          |
| Clay Tile                                                              | 95%            |                   |                | 2043               | **             | 10          | \$19,200       |          |
| Copper/Terne                                                           | 5%             | Now               | \$5,700        | 2048               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Gutters On South Side Of Roof</i>                        |                |                   |                |                    |                |             |                |          |
| Soffits                                                                |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 100%           |                   |                | LIFE               | **             | 5           |                |          |
| Interior                                                               |                |                   |                |                    |                |             |                |          |
| Floors                                                                 |                |                   |                |                    |                |             |                |          |
| Carpet                                                                 | 20%            |                   |                | 2029               | \$167,200      | 3           | \$17,600       |          |
| Ceramic Tile                                                           | 5%             |                   |                | 2042               | **             | 5           | \$2,200        |          |
| Steel Plate                                                            | 5%             |                   |                | LIFE               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Egress Stair</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Noted</i>                                    |                |                   |                |                    |                |             |                |          |
| Terrazzo                                                               | 20%            |                   |                | LIFE               | **             | 5           | \$13,800       |          |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 15%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : First And Third Floor</i>                                |                |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 48%            | Now               | \$12,500       | 2038               | **             | 3           | \$7,900        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room In Basement</i>                          |                |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                     | 2%             | Now               | \$166,900      | 2043               | **             | 3           | \$300          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Server Room In Basement</i>                              |                |                   |                |                    |                |             |                |          |

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

**Asset # : 2074**

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

Interior

Interior Walls

|                       |     |     |          |      |    |      |          |  |
|-----------------------|-----|-----|----------|------|----|------|----------|--|
| Concrete Masonry Unit | 5%  |     |          | LIFE | ** | 5    | \$1,700  |  |
| Gypsum Board          | 20% |     |          | LIFE | ** | 5-10 | \$14,100 |  |
| Masonry: Fieldstone   | 2%  |     |          | LIFE | ** | 10   | \$300    |  |
| Plaster               | 73% | Now | \$39,600 | LIFE | ** | 5    | \$9,100  |  |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%*

*Location : West Stair*

*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%*

*Location : Mechanical Spaces In Basement*

*Paint Peeling, Extent : Moderate, Area Affected : 20%*

*Location : Various Locations*

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

*Location : West Stair*

Ceilings

|                      |    |     |         |      |    |   |         |  |
|----------------------|----|-----|---------|------|----|---|---------|--|
| AcousTileConcealSpLn | 5% | Now | \$3,800 | 2038 | ** | 5 | \$1,400 |  |
|----------------------|----|-----|---------|------|----|---|---------|--|

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

*Location : Storage Room In Basement*

|                      |     |  |  |      |    |   |          |  |
|----------------------|-----|--|--|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 75% |  |  | 2046 | ** | 5 | \$33,100 |  |
|----------------------|-----|--|--|------|----|---|----------|--|

|         |     |     |          |      |    |   |         |  |
|---------|-----|-----|----------|------|----|---|---------|--|
| Plaster | 20% | Now | \$14,400 | LIFE | ** | 5 | \$5,500 |  |
|---------|-----|-----|----------|------|----|---|---------|--|

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

*Location : Throughout Basement*

*Paint Peeling, Extent : Moderate, Area Affected : 20%*

*Location : Various Classrooms*

Site Pavements

On-Site Walkways

|                        |     |  |  |      |    |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|
| Cast in Place Concrete | 85% |  |  | 2046 | ** |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|

|                  |     |     |         |      |    |  |  |  |
|------------------|-----|-----|---------|------|----|--|--|--|
| Masonry: Granite | 15% | Now | \$1,900 | LIFE | ** |  |  |  |
|------------------|-----|-----|---------|------|----|--|--|--|

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%*

*Location : Main Entry Stair*

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

Under 600 Volts

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 |  |  |
|---------|-----|--|--|------|----|---|--|--|

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

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

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

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

**Asset # : 2074**

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                       | 10%               |                          |                       | 2032                      | \$10,700              | 5                  | \$100                 |                 |
| Molded Case Bkrs                                                    | 70%               |                          |                       | 2041                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs                                                    | 20%               |                          |                       | 2049                      | **                    | 5                  | \$100                 |                 |
| <b>Wiring</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                       | 60%               | 2-4                      | \$49,600              | 2058                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Building.</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                       | 30%               |                          |                       | 2033                      | \$24,800              | 1                  |                       |                 |
| Thermoplastic                                                       | 10%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                     | 100%              |                          |                       | 2031                      | \$76,800              | 5                  | \$100                 |                 |
| <b>Ground</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                      | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 100%              |                          |                       | 2038                      | **                    | 10                 | \$19,600              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                  | 50%               |                          |                       | 2028                      | \$7,100               | 1                  |                       |                 |
| Exit, Service                                                       | 25%               |                          |                       | 2028                      | \$2,500               | 1                  |                       |                 |
| Exit, Battery                                                       | 25%               |                          |                       | 2028                      | \$8,100               | 10                 | \$400                 |                 |
| <b>Exterior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 10%               |                          |                       | 2038                      | **                    | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%              |                          |                       | 2041                      | **                    | 1                  | \$8,000               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LANGUAGE HALL**  
**Asset # : 2074**

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                                                        |            |                   |                |                    |                |             |                |          |
| HTHW/HW                                                                                                                              | 100%       |                   |                | 2043               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                                                              |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                                                 |            |                   |                |                    |                |             |                |          |
| HTHW/HW Exchanger                                                                                                                    | 100%       |                   |                | 2036               | **             | 2           | \$1,300        |          |
| Distribution                                                                                                                         |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                                                                  | 100%       | Now               | \$1,000        | 2032               | \$50,200       | 4           | \$1,100        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                                                                     |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                   | 85%        | Now               | \$3,200        | 2031               | \$159,500      | 1           | \$5,300        |          |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 25%</i>                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations - Self-contained Thermostatic Valves Missing Actuators</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| Fan Coil Unit/Heat                                                                                                                   | 15%        |                   |                | 2028               | \$85,400       | 1           | \$1,000        |          |
| Controls                                                                                                                             |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                              | 100%       | Now               | \$33,000       | 2026               | \$659,200      |             |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Control Panel Powered Off</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| Air Conditioning                                                                                                                     |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                                                        |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                          | 75%        |                   |                | 2041               | **             | 1           |                |          |
| No Component                                                                                                                         | 25%        |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Split Unit                                                                                                                           | 15%        |                   |                | 2028               | \$81,800       |             |                |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Outdoor Units - Backyard, Indoor Units - Basement Conference Room And Fan Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Outdoor Units - Backyard, Indoor Units - Basement Conference Room And Fan Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Two Systems, One Ducted With Dx And Hot Water Coils And One Ductless</i>                                            |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 60%        |                   |                | 2026               | \$52,200       | 1           |                |          |
| No Component                                                                                                                         | 25%        |                   |                |                    |                |             |                |          |

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

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

**Asset # : 2074**

| <b>Mechanical</b>                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                   | 15%               |                          |                       | LIFE                      | **                    | 2                  | \$5,200               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Serving Conference Room</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                         | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                   | 100%              | Now                      | \$20,200              | LIFE                      | **                    | 2-5                | \$11,900              |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - Backdraft Air Condition Into Building, Unknown Source</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Gravity Ventilation Ductwork</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                                                                            | 10%               |                          |                       | 2028                      | \$1,000               | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Fan Room</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Units</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                         | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                         | 100%              |                          |                       | 2033                      | \$294,800             | 1                  |                       |                 |
| <b>Water Heater With Tanks</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                             | 100%              |                          |                       | 2026                      | \$50,700              | 4                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One- 120 Gallons</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                            | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                            | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible                                                                      | 100%              |                          |                       | 2028                      | \$4,600               | 4                  | \$700                 |                 |
| <b>Fixtures</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                              | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$349,000             | \$195,500             |
| Interior Architecture | \$454,900             | \$139,800             |
| Mechanical            | \$617,400             | \$77,300              |
| <b>Total</b>          | <b>\$1,421,300</b>    | <b>\$412,600</b>      |
| Importance Code A     | \$349,000             | \$272,800             |
| Importance Code B     | \$1,072,300           | \$139,800             |
| <b>Total</b>          | <b>\$1,421,300</b>    | <b>\$412,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$22,000         |                |                 |                |
| Interior Architecture | \$64,000         |                |                 | \$1,200        |
| Electrical            | \$55,500         | \$900          | \$1,100         | \$1,100        |
| Mechanical            | \$12,200         |                | \$11,800        |                |
| <b>Total</b>          | <b>\$153,700</b> | <b>\$900</b>   | <b>\$12,900</b> | <b>\$2,300</b> |
| Importance Code A     | \$22,300         |                | \$300           |                |
| Importance Code B     | \$124,500        | \$900          | \$12,600        | \$2,300        |
| Importance Code C     | \$6,900          |                |                 |                |
| <b>Total</b>          | <b>\$153,700</b> | <b>\$900</b>   | <b>\$12,900</b> | <b>\$2,300</b> |



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

**Asset # : 2079**

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

Interior

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

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

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

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

**Asset # : 2079**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                | Now                      | \$4,100               | 2036                      | * *                   | 5                  | \$400                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bathrooms</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Raised Access Floor                                                    | 30%               | Now                      | \$25,100              | 2036                      | * *                   | 5                  | \$8,300               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile                                                             | 35%               | Now                      | \$28,000              | 2033                      | \$139,800             | 3                  | \$1,900               |                 |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile 9" X 9"                                                     | 30%               | Now                      | \$382,800             | 2043                      | * *                   | 3                  | \$1,700               |                 |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 70%               |                          |                       | LIFE                      | * *                   | 5                  | \$8,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Paint Peeling</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane                                                     | 5%                |                          |                       | LIFE                      | * *                   | 5                  | \$1,100               |                 |
| Gypsum Board                                                           | 10%               |                          |                       | LIFE                      | * *                   | 5-10               | \$2,500               |                 |
| Plywood/Hardboard                                                      | 15%               | Now                      | \$600                 | LIFE                      | * *                   |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Receiving Area</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 100%              | Now                      | \$72,100              | 2038                      | * *                   | 5                  | \$7,400               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2079**

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

Site Pavements

On-Site Walkways

|              |     |  |  |      |     |  |  |  |
|--------------|-----|--|--|------|-----|--|--|--|
| Asphalt      | 80% |  |  | 2036 | * * |  |  |  |
| Pavers/Stone | 20% |  |  | 2036 | * * |  |  |  |

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

Under 600 Volts

Service Equipment

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| 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

|               |     |     |         |      |     |   |  |  |
|---------------|-----|-----|---------|------|-----|---|--|--|
| Braided Cloth | 30% | 2-4 | \$9,800 | 2058 | * * | 1 |  |  |
|---------------|-----|-----|---------|------|-----|---|--|--|

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

*Location : Throughout The Building*

|               |     |  |  |      |     |   |  |  |
|---------------|-----|--|--|------|-----|---|--|--|
| Thermoplastic | 70% |  |  | 2043 | * * | 1 |  |  |
|---------------|-----|--|--|------|-----|---|--|--|

Ground

Grounding Devices

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|

Stand-by Power

Transfer Switches

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Lighting

Interior Lighting

|             |      |     |          |      |     |  |  |  |
|-------------|------|-----|----------|------|-----|--|--|--|
| Fluorescent | 100% | 2-4 | \$44,200 | 2038 | * * |  |  |  |
|-------------|------|-----|----------|------|-----|--|--|--|

*Damaged Fixtures, Extent : Moderate, Area Affected : 40%*

*Location : Throughout The Building*

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

*Location : Throughout The Building*

Egress Lighting

|                    |     |  |  |      |         |    |       |  |
|--------------------|-----|--|--|------|---------|----|-------|--|
| Emergency, Service | 50% |  |  | 2028 | \$3,100 | 1  |       |  |
| Exit, Battery      | 50% |  |  | 2028 | \$5,700 | 10 | \$300 |  |

Exterior Lighting

|     |     |  |  |      |         |    |  |  |
|-----|-----|--|--|------|---------|----|--|--|
| HID | 10% |  |  | 2028 | \$4,600 | 10 |  |  |
|-----|-----|--|--|------|---------|----|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Building Perimeter*

*Explanation : Controlled Via Photocell.*

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| 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.*

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

**Asset # : 2079**

| <b>Mechanical</b>              |                             | <b>Current Repair</b>                                                                                                                                                                   |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>       | <b>% of Total</b>                                                                                                                                                                       | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
| <b>Conversion Equipment</b>    |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Exterior Pkg Unit - Cooling | 80%                                                                                                                                                                                     | 0-2                      | \$86,900                  | 2043           | **                    | 2                  | \$400                 |
|                                |                             | <i>Corroded, Extent : Severe, Area Affected : 100%</i><br><i>Location : Roof- Inspected From Ground Level</i>                                                                           |                          |                           |                |                       |                    |                       |
|                                | Window/Wall Unit            | 20%                                                                                                                                                                                     |                          |                           | 2026           | \$7,500               | 1                  |                       |
|                                |                             | <i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st Floor - 2 Units</i>                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>            |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers          | 80%                                                                                                                                                                                     | 0-2                      | \$347,900                 | LIFE           | **                    | 2                  | \$10,600              |
|                                |                             | <i>Corroded, Extent : Moderate, Area Affected : 100%</i><br><i>Location : 1st Floor</i>                                                                                                 |                          |                           |                |                       |                    |                       |
|                                | No Component                | 20%                                                                                                                                                                                     |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit   | 30%                                                                                                                                                                                     | 0-2                      | \$8,600                   | 2043           | **                    | 2                  | \$1,700               |
|                                |                             | <i>Corroded, Extent : Severe, Area Affected : 100%</i><br><i>Location : Roof- Inspected From Ground Level</i>                                                                           |                          |                           |                |                       |                    |                       |
|                                | No Component                | 70%                                                                                                                                                                                     |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>             |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>            |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers          | 100%                                                                                                                                                                                    |                          |                           | LIFE           | **                    | 2-5                | \$8,900               |
| <b>Exhaust Fans</b>            |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Roof                        | 95%                                                                                                                                                                                     |                          |                           | 2028           | \$18,300              | 2                  | \$300                 |
|                                |                             | <i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof- Inspected From Ground Level</i>                                                                    |                          |                           |                |                       |                    |                       |
|                                | Wall Unit                   | 5%                                                                                                                                                                                      |                          |                           | 2028           | \$200                 | 2                  |                       |
| <b>Plumbing</b>                |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Brass/Copper                | 100%                                                                                                                                                                                    | 0-2                      | \$127,200                 | 2063           | **                    | 1                  |                       |
|                                |                             | <i>Corroded, Extent : Moderate, Area Affected : 100%</i><br><i>Location : 1st Floor</i><br><i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st Floor</i> |                          |                           |                |                       |                    |                       |
| <b>Water Heater With Tanks</b> |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Electric                    | 100%                                                                                                                                                                                    |                          |                           | 2028           | \$23,100              | 4                  |                       |
|                                |                             | <i>Other Observation, Extent : N/A, Area Affected : 50%</i><br><i>Location : 1st Floor</i><br><i>Explanation : One - 30 Gallons</i>                                                     |                          |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>         |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                   | 100%                                                                                                                                                                                    |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Fixtures</b>                |                             |                                                                                                                                                                                         |                          |                           |                |                       |                    |                       |
|                                | Generic                     | 100%                                                                                                                                                                                    |                          |                           |                |                       |                    |                       |
|                                |                             | <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st Floor</i>                                                                                           |                          |                           |                |                       |                    |                       |

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

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BRONX COMMUNITY COLLEGE LOEW RESIDENCE  
**Address** : 2055 UNIVERSITY AVENUE  
**Borough** : BRONX **Agency's Number** : 21020  
**Program / Asset #** : CUN0007.200 / 2078 **Yr Built/Renovated** : 1954 /  
**Area Sq Ft** : 53,776 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 12-May-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3,4  
**Block** : 3222 **Lot** : 1 **BIN** : 2014898

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,070,100           | \$78,100              |
| Interior Architecture | \$112,000             | \$13,051,000          |
| Electrical            | \$211,400             | \$557,800             |
| Mechanical            | \$1,354,100           | \$1,509,600           |
| <b>Total</b>          | <b>\$3,747,600</b>    | <b>\$15,196,400</b>   |
| Importance Code A     | \$2,070,100           | \$78,100              |
| Importance Code B     | \$1,677,500           | \$15,118,400          |
| <b>Total</b>          | <b>\$3,747,600</b>    | <b>\$15,196,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$21,600         |                |                 |                 |
| Interior Architecture | \$113,800        |                |                 | \$13,900        |
| Electrical            | \$41,000         | \$2,000        | \$2,400         | \$2,500         |
| Mechanical            | \$119,000        | \$2,300        | \$6,100         | \$2,300         |
| Site Enclosure        | \$15,900         |                |                 |                 |
| Elevators/Escalators  | \$4,900          | \$4,900        | \$4,900         | \$4,900         |
| <b>Total</b>          | <b>\$316,300</b> | <b>\$9,200</b> | <b>\$13,400</b> | <b>\$23,600</b> |
| Importance Code A     | \$21,600         |                |                 |                 |
| Importance Code B     | \$252,300        | \$9,200        | \$13,400        | \$23,600        |
| Importance Code C     | \$42,400         |                |                 |                 |
| <b>Total</b>          | <b>\$316,300</b> | <b>\$9,200</b> | <b>\$13,400</b> | <b>\$23,600</b> |



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

**Asset # : 2078**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 100%              | Now                      | \$1,255,800           | LIFE                      | * *                   | 5                  | \$78,100              |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Bulkhead</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Bulkhead</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Bulkhead</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout And Various Window Lintels</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                               | 100%              | Now                      | \$381,000             | 2058                      | * *                   | 5                  | \$4,100               |                 |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 5%                | Now                      | \$8,900               | LIFE                      | * *                   | 5                  | \$200                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Bulkheads</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Bulkheads</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                            | 5%                |                          |                       | 2053                      | * *                   | 5                  | \$900                 |                 |
| Metal Rail                                                             | 90%               | Now                      | \$5,700               | 2038                      | * *                   | 5                  | \$30,700              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Roof</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Roof</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Built-Up (BUR)                                                         | 100%              | Now                      | \$433,300             | 2043                      | * *                   |                    |                       |                 |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 30%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Areas</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2078**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Soffits                                                               |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       | Now               | \$7,000        | LIFE               | **             | 5           | \$3,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Carpet                                                                | 5%         |                   |                | 2029               | \$76,900       | 3           | \$8,900        |          |
| Cast in Place Concrete                                                | 5%         | 0-2               | \$7,400        | LIFE               | **             | 5           | \$9,700        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : At Stair</i>                                            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                          | 5%         |                   |                | 2042               | **             | 5           | \$4,500        |          |
| Vinyl Tile 9" X 9"                                                    | 85%        |                   |                | 2028               | \$13,051,000   | 3           | \$37,900       |          |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Rooms</i>                                       |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 95%        |                   |                | LIFE               | **             | 5           | \$51,100       |          |
| Masonry: Brick                                                        | 5%         |                   |                | LIFE               | **             | 10          | \$1,000        |          |
| Ceilings                                                              |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered                                                     | 20%        | 0-2               | \$112,000      | 2038               | **             | 5           | \$8,900        |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                           |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                  | 10%        |                   |                | 2038               | **             | 5           | \$11,100       |          |
| Exposed Struc: Concrete                                               | 50%        |                   |                | LIFE               | **             | 5-10        | \$55,700       |          |
| Plaster                                                               | 20%        |                   |                | LIFE               | **             | 5-10        | \$30,600       |          |
| Site Enclosure                                                        |            |                   |                |                    |                |             |                |          |
| Free Standing Walls                                                   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 100%       | Now               | \$15,900       | 2043               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : At Entry Areas</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : At Entry Areas</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : At Entry Areas</i>                                      |            |                   |                |                    |                |             |                |          |
| Retaining Walls                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2053               | **             |             |                |          |
| Site Pavements                                                        |            |                   |                |                    |                |             |                |          |
| On-Site Walkways                                                      |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2038               | **             |             |                |          |
| Parking/Driveway                                                      |            |                   |                |                    |                |             |                |          |
| Asphalt                                                               | 100%       |                   |                | 2036               | **             |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE LOEW RESIDENCE**  
**Asset # : 2078**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                                                                     | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|---------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                               | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Service Equipment            |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                     |                           |                       |                    |                       |                 |
| Transformers                 |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                     |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                     |                           |                       |                    |                       |                 |
| Raceway                      |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Conduit                      | 85%                   |                          |                                                                     | 2033                      | \$120,000             | 1                  |                       |                 |
| Conduit                      | 15%                   |                          |                                                                     | 2043                      | **                    | 1                  |                       |                 |
| Panelboards                  |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 30%                   |                          |                                                                     | 2041                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs             | 70%                   |                          |                                                                     | 2032                      | \$95,500              | 5                  | \$1,000               |                 |
| Wiring                       |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Braided Cloth                | 20%                   | 2-4                      | \$39,000                                                            | 2058                      | **                    | 1                  |                       |                 |
|                              |                       |                          | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                           |                           |                       |                    |                       |                 |
| Thermoplastic                | 65%                   |                          |                                                                     | 2033                      | \$126,700             | 1                  |                       |                 |
| Thermoplastic                | 15%                   |                          |                                                                     | 2043                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%                  |                          |                                                                     | 2031                      | \$70,000              | 5                  | \$400                 |                 |
| <b>Ground</b>                |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Grounding Devices            |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                     |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Under Construction           | 100%                  |                          |                                                                     |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                          |                                                                     |                           |                       |                    |                       |                 |
| Fluorescent                  | 90%                   | 0-2                      | \$211,400                                                           | 2038                      | **                    |                    |                       |                 |
|                              |                       |                          | <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>       |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                           |                           |                       |                    |                       |                 |
| 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                 |                       |                 |
|                              |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Building Perimeter</i>                                |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : Controlled Via Photocell</i>                       |                           |                       |                    |                       |                 |
| No Component                 | 90%                   |                          |                                                                     |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                       |                          |                                                                     |                           |                       |                    |                       |                 |

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

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

**Asset # : 2078**

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

**Alarm**

Security System  
Generic

100% 2038 \* \* 1 \$20,100

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Under Construction

100%

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

**Heating**

Energy Source  
HTHW/HW

100% 2043 \* \* 1

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : Supplied From Campus Heating Plant*

Conversion Equipment  
Heat Exchanger, Shell &  
Tube

100% 2036 \* \*

Distribution  
Hot Wtr Piping/Pump

100% 0-2 \$23,000 2032 \$114,900 4 \$2,700

*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Various Locations*

*Insul. Deteriorating, Extent : Severe, Area Affected : 10%*

*Location : Basement*

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Throughout*

**Terminal Devices**

Convactor/Radiator

100% Now \$21,500 2031 \$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, Area Affected : 100%*

*Location : Throughout*

**Controls**

Digital

50% 2026 \$754,200

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor*

Pneumatic

50% Now \$50,800 2027 \$507,500

*Malfunctioning, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : Two Zone Pneumatic Building Controls - East And West*

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

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

**Asset # : 2078**

| <b>Mechanical</b>              |                   | <b>Current Repair</b>                                                |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|----------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b>                                             | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>        |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Electricity                    | 100%              |                                                                      |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>    |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit               | 100%              |                                                                      |                       | 2028                      | \$199,000             | 1                  |                       |                 |
| <b>Ventilation</b>             |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>            |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 90%               |                                                                      |                       | LIFE                      | **                    | 2-5                | \$42,700              |                 |
| No Component                   | 10%               |                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>            |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Interior                       | 5%                |                                                                      |                       | 2038                      | **                    | 2                  | \$100                 |                 |
|                                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement Mechanical Room</i>                           |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : Location Noted</i>                                  |                       |                           |                       |                    |                       |                 |
| Roof                           | 36%               |                                                                      |                       | 2033                      | \$36,700              | 2                  | \$600                 |                 |
| Roof                           | 54%               | Now                                                                  | \$5,500               | 2028                      | \$55,000              | 2                  | \$700                 |                 |
|                                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>        |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Roof</i>                                               |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Unit Inoperable, Extent : Moderate, Area Affected : 66%</i>       |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Roof - 2 Units Inoperable</i>                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                      | 5%                |                                                                      |                       | 2028                      | \$1,100               | 2                  | \$100                 |                 |
|                                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement Mechanical Room</i>                           |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : Location Noted</i>                                  |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>        |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%              |                                                                      |                       | 2033                      | \$674,500             | 1                  |                       |                 |
|                                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>        |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Throughout</i>                                         |                       |                           |                       |                    |                       |                 |
| <b>Water Heater With Tanks</b> |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Electric                       | 100%              |                                                                      |                       | 2026                      | \$92,400              | 4                  |                       |                 |
|                                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement</i>                                           |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : One - 225 Gallons, Electric With Hot Water Coil</i> |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>         |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |                                                                      |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>      |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |                                                                      |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>            |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Submersible                    | 100%              |                                                                      |                       | 2024                      | \$1,600               | 4                  | \$1,700               |                 |
|                                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>        |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement - Water Main Room</i>                         |                       |                           |                       |                    |                       |                 |
| <b>Backflow Preventer</b>      |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%              |                                                                      |                       | 2038                      | **                    | 1                  | \$3,300               |                 |
| <b>Fixtures</b>                |                   |                                                                      |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%              |                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>      |                   |                                                                      |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2078**

| <b>Mechanical</b>                                            |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport                                           |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                    |                       |                       |                          |                           |                |                       |                    |                       |
|                                                              | Hydraulic             | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st To 5th Floor</i>                           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression                                             |                       |                       |                          |                           |                |                       |                    |                       |
| Sprinkler                                                    |                       |                       |                          |                           |                |                       |                    |                       |
|                                                              | No Component          | 95%                   |                          |                           |                |                       |                    |                       |
|                                                              | Generic               | 5%                    |                          |                           | 2043           | **                    | 1-2                | \$800                 |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$220,200             |
| Interior Architecture | \$540,500             | \$1,041,300           |
| Electrical            |                       | \$211,700             |
| Mechanical            |                       | \$710,900             |
| Site Pavements        | \$132,000             | \$660,100             |
| <b>Total</b>          | <b>\$672,500</b>      | <b>\$2,844,200</b>    |
| Importance Code A     |                       | \$471,000             |
| Importance Code B     | \$355,800             | \$1,713,100           |
| Importance Code C     | \$316,700             | \$660,100             |
| <b>Total</b>          | <b>\$672,500</b>      | <b>\$2,844,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|------------------|-----------------|
| Exterior Architecture | \$39,600         |                |                  | \$9,100         |
| Interior Architecture | \$89,600         |                |                  | \$3,800         |
| Electrical            | \$59,500         | \$1,000        | \$1,000          | \$1,500         |
| Mechanical            | \$78,800         | \$2,200        | \$104,600        | \$2,200         |
| Site Pavements        | \$22,000         | \$1,100        | \$1,100          | \$8,100         |
| <b>Total</b>          | <b>\$289,500</b> | <b>\$4,300</b> | <b>\$106,700</b> | <b>\$24,700</b> |
| Importance Code A     | \$41,300         | \$1,700        | \$1,700          | \$10,800        |
| Importance Code B     | \$216,700        | \$1,500        | \$103,900        | \$5,800         |
| Importance Code C     | \$31,500         | \$1,100        | \$1,100          | \$8,100         |
| <b>Total</b>          | <b>\$289,500</b> | <b>\$4,300</b> | <b>\$106,700</b> | <b>\$24,700</b> |



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

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

**Asset # : 2069**

| Architecture                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                           | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                        |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                        | 3%             |                      |                | LIFE               | **             | 5              | \$1,600        |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Window Surrounds</i>                                    |                |                      |                |                    |                |                |                |          |
| Masonry: Fieldstone                                                   | 70%            |                      |                | LIFE               | **             | 5              | \$27,800       |          |
| Metal: Cage/Fence                                                     | 5%             | Now                  | \$2,600        | 2038               | **             | 5              | \$2,900        |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Fire Escape Stair</i>                                   |                |                      |                |                    |                |                |                |          |
| Stucco Cement                                                         | 2%             |                      |                | 2038               | **             | 5              | \$1,300        |          |
| Wood                                                                  | 20%            | Now                  | \$22,400       | 2038               | **             | 5              | \$13,200       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Porch Base, Cedar Shingles</i>                          |                |                      |                |                    |                |                |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Porch Base</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Columns, Porch Base, Cedar Shingles</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Porch Base, Cedar Shingles</i>                          |                |                      |                |                    |                |                |                |          |
| Windows                                                               |                |                      |                |                    |                |                |                |          |
| Aluminum                                                              | 100%           |                      |                | 2032               | \$164,600      | 5              | \$3,500        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                          |                |                      |                |                    |                |                |                |          |
| Roof                                                                  |                |                      |                |                    |                |                |                |          |
| Roll Roofing                                                          | 55%            |                      |                | 2032               | \$55,700       | 5              | \$14,600       |          |
| Skylight, Metal/Glass                                                 | 5%             |                      |                | 2053               | **             | 10             | \$2,700        |          |
| Synthetic Slate/Cedar                                                 | 40%            |                      |                | 2042               | **             |                |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Mansard Roof</i>                                        |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Location Noted</i>                                   |                |                      |                |                    |                |                |                |          |
| Soffits                                                               |                |                      |                |                    |                |                |                |          |
| Wood                                                                  | 100%           |                      |                | 2038               | **             | 5              | \$3,000        |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : Porch</i>                                               |                |                      |                |                    |                |                |                |          |

Interior

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

**Asset # : 2069**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                               |                |                   |                |                    |                |             |                |          |
| Floors                                                                 |                |                   |                |                    |                |             |                |          |
| Carpet                                                                 | 25%            |                   |                | 2029               | \$104,300      | 3           | \$12,100       |          |
| Cast in Place Concrete                                                 | 10%            | Now               | \$10,000       | LIFE               | **             | 5           | \$5,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 45%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |                |                   |                |                    |                |             |                |          |
| <i>Uneven Surface, Extent : Moderate, Area Affected : 15%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |                |                   |                |                    |                |             |                |          |
| Mosaic Tile                                                            | 5%             | Now               | \$22,100       | 2038               | **             | 5           | \$1,500        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                   |                |                   |                |                    |                |             |                |          |
| Slate                                                                  | 10%            | Now               | \$58,100       | LIFE               | **             | 5           | \$2,600        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Under Porch</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Under Porch</i>                                 |                |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                     | 25%            |                   |                | 2028               | \$1,041,300    | 3           | \$3,000        |          |
| Wood                                                                   | 25%            | Now               | \$211,100      | 2061               | **             | 5           | \$5,700        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Deflection Evident, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Stairs, And Lobby</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Open Stairs</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 55%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                           | 5%             |                   |                | LIFE               | **             | 5-10        | \$3,200        |          |
| Masonry: Brick                                                         | 15%            | Now               | \$51,900       | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Columns In Basement</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |                |                   |                |                    |                |             |                |          |
| Plaster                                                                | 75%            | Now               | \$132,700      | LIFE               | **             | 5           | \$8,400        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor, Basement</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor, Basement</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor, Basement</i>                                |                |                   |                |                    |                |             |                |          |
| Wood                                                                   | 5%             |                   |                | LIFE               | **             | 5           | \$14,900       |          |

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

**Asset # : 2069**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                   | 15%               | Now                      | \$2,500               | 2038                      | **                    | 5                  | \$2,000               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood                                                    | 15%               | Now                      | \$41,700              | LIFE                      | **                    |                    |                       |                 |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 35%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Under Porch</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 45%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Under Porch</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Under Porch</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 70%               | Now                      | \$86,600              | LIFE                      | **                    | 5                  | \$9,100               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor; Basement</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor; Basement</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 50%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| Wood                                                                   | 50%               | Now                      | \$132,000             | 2028                      | \$660,100             | 1-3                | \$30,900              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Porch</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Rotting/Splitting, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Porch</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Porch</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              | 0-2                      | \$22,000              | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Parking Area</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Ponding, Extent : Moderate, Area Affected : 5%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Parking Area</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

**Asset # : 2069**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |                                                                                                                |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>           |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%              |                                                                                                                |                       | 2032                      | \$39,000              | 5                  | \$400                 |                 |
| <b>Wiring</b>                |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Braided Cloth                | 30%               | 2-4                                                                                                            | \$8,400               | 2058                      | **                    | 1                  |                       |                 |
|                              |                   | <i>Insulation Aged, Extent : Light, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 70%               |                                                                                                                |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Ground</b>                |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>     |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                                                                |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| <b>Lighting</b>              |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>     |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              | 2-4                                                                                                            | \$49,600              | 2038                      | **                    |                    |                       |                 |
|                              |                   | <i>Malfunctioning, Extent : Light, Area Affected : 20%</i>                                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Exit, Service                | 100%              |                                                                                                                |                       | 2033                      | \$7,200               | 1                  |                       |                 |
| <b>Exterior Lighting</b>     |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| HID                          | 10%               |                                                                                                                |                       | 2033                      | \$7,800               | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                                                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Controlled Via Photocell.</i>                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                                                                                                                |                       | 2033                      | \$42,900              | 1-3                | \$10,800              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                           |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|-----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                        | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                                                                 |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>         |                   |                                                                 |                       |                           |                       |                    |                       |                 |
| Fuel Oil No 2                | 100%              |                                                                 |                       | 2043                      | **                    | 5                  | \$5,300               |                 |
|                              |                   | <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement - 1 Of 2, 1080 Gallons</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Exterior</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Quantity: 1, Unknown Capacity</i>              |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2069**

| Mechanical                                                                                       |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                            | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                   |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Steam Boiler                                                             | 100%       |                   |                | 2031               | \$145,000      | 1           | \$16,900       |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Boiler Room</i>                                                         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Boiler Room</i>                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Quantity: 1, 600 Mbh Net</i>                                                    |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                              |            |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                                | 100%       | 0-2               | \$13,300       | 2033               | \$133,200      |             |                |          |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Tunnel</i>                                                                |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Missing Insulation</i>                                                  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 1-pipe Steam Distribution</i>                                                   |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                          |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                               | 100%       |                   |                | 2031               | \$136,000      | 1           | \$5,500        |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 40%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations - Radiator Valves And Vents Replaced</i>                         |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Controls</b>                                                                                  |            |                   |                |                    |                |             |                |          |
| Digital                                                                                          | 10%        |                   |                | 2026               | \$47,800       |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Boiler Pressure Monitoring</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| Electrical                                                                                       | 90%        |                   |                | 2031               | \$83,200       |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                          |            |                   |                |                    |                |             |                |          |
| <b>Energy Source</b>                                                                             |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                      | 50%        |                   |                | 2032               | \$11,400       | 1           |                |          |
| No Component                                                                                     | 50%        |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Conversion Equipment</b>                                                                      |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                 | 50%        |                   |                | 2026               | \$31,500       | 1           |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                              |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| No Component                                                                                     | 50%        |                   |                |                    |                |             |                |          |
| <hr/>                                                                                            |            |                   |                |                    |                |             |                |          |
| <b>Plumbing</b>                                                                                  |            |                   |                |                    |                |             |                |          |
| <b>H/C Water Piping</b>                                                                          |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                                                     | 100%       | 0-2               | \$21,400       | 2033               | \$213,600      | 1           |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                              |            |                   |                |                    |                |             |                |          |

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

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

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

**Asset # : 2069**

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,042,000           | \$905,500             |
| Interior Architecture | \$5,248,000           | \$42,228,900          |
| Electrical            | \$219,400             | \$6,005,000           |
| Mechanical            | \$5,715,100           | \$9,352,700           |
| Site Pavements        | \$128,600             |                       |
| <b>Total</b>          | <b>\$13,353,000</b>   | <b>\$58,492,200</b>   |
| Importance Code A     | \$2,042,000           | \$905,500             |
| Importance Code B     | \$10,700,700          | \$57,420,000          |
| Importance Code C     | \$610,400             | \$166,700             |
| <b>Total</b>          | <b>\$13,353,000</b>   | <b>\$58,492,200</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$10,700         |                  | \$2,300          |                  |
| Interior Architecture | \$124,000        |                  | \$6,100          | \$103,800        |
| Electrical            | \$79,000         | \$29,900         | \$37,400         | \$31,200         |
| Mechanical            | \$201,900        | \$52,700         | \$57,500         | \$26,700         |
| Site Enclosure        | \$4,900          |                  |                  |                  |
| Site Pavements        | \$40,900         |                  |                  |                  |
| Elevators/Escalators  | \$35,500         | \$35,500         | \$35,500         | \$35,500         |
| <b>Total</b>          | <b>\$496,900</b> | <b>\$118,100</b> | <b>\$138,800</b> | <b>\$197,200</b> |
| Importance Code A     | \$10,700         |                  | \$2,300          |                  |
| Importance Code B     | \$440,400        | \$118,100        | \$136,500        | \$184,200        |
| Importance Code C     | \$45,800         |                  |                  | \$13,000         |
| <b>Total</b>          | <b>\$496,900</b> | <b>\$118,100</b> | <b>\$138,800</b> | <b>\$197,200</b> |



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

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

**Asset # : 2063**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 25%            | 4+                | \$103,600      | LIFE               | **             | 5           | \$443,000      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : North And West Facades, Support Columns</i>             |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 2%             |                   |                | LIFE               | **             | 5           | \$8,900        |          |
| Masonry: Brick                                                        | 20%            |                   |                | LIFE               | **             | 5           | \$141,800      |          |
| Masonry: Fieldstone                                                   | 9%             | 0-2               | \$159,200      | LIFE               | **             | 5           | \$23,900       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Open Joints, Extent : Moderate, Area Affected : 15%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall                                                 | 5%             | Now               | \$583,300      | LIFE               | **             | 5           | \$33,200       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Stair Towers</i>                                        |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                     | 34%            |                   |                | LIFE               | **             | 5           | \$783,200      |          |
| Window Wall                                                           | 5%             | Now               | \$105,100      | 2043               | **             | 5           | \$33,200       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 97%            | Now               | \$112,300      | 2041               | **             | 5           | \$6,000        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : All Levels, Various Classrooms</i>                      |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 3%             |                   |                | 2036               | **             | 10          | \$2,300        |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 20%            | Now               | \$2,900        | LIFE               | **             | 5           | \$1,200        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                   | 45%            |                   |                | LIFE               | **             | 5-10        | \$2,700        |          |
| Metal Panel                                                           | 5%             |                   |                | 2043               | **             | 5           | \$100          |          |
| Pre-Cast Concrete                                                     | 30%            |                   |                | LIFE               | **             | 5           | \$2,100        |          |

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

**Asset # : 2063**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Roof                                                                  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                        | 50%        | Now               | \$516,000      | 2043               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Plaza Roof: Stone Panels                                              | 45%        |                   |                | 2043               | **             |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Spalling</i>                                         |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 5%         |                   |                | 2043               | **             | 10          | \$15,100       |          |
| Soffits                                                               |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 25%        |                   |                | LIFE               | **             | 5           |                |          |
| Stucco Cement                                                         | 75%        |                   |                | 2038               | **             | 5           |                |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Carpet                                                                | 20%        |                   |                | 2029               | \$1,673,000    | 3           | \$193,700      |          |
| Cast in Place Concrete                                                | 10%        |                   |                | LIFE               | **             | 5           | \$211,900      |          |
| Ceramic Tile                                                          | 5%         |                   |                | 2042               | **             | 5           | \$24,200       |          |
| Terrazzo                                                              | 5%         | 4+                | \$44,200       | LIFE               | **             | 5           | \$18,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair Nosing In Stair Tower</i>                         |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                            | 10%        |                   |                | 2038               | **             | 3           | \$18,200       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Laboratories</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Vinyl Sheet Tile</i>                                 |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                    | 50%        | Now               | \$4,173,700    | 2028               | \$41,737,100   | 3           | \$90,800       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Adjacent To Curtainwall Windows</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                        |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 15%        |                   |                | LIFE               | **             | 10          | \$195,400      |          |
| Ceramic Tile                                                          | 5%         |                   |                | 2042               | **             | 5           | \$26,100       |          |
| Concrete Masonry Unit                                                 | 16%        | Now               | \$153,100      | LIFE               | **             | 5           | \$33,300       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Water Cooler Locations On Each Floor</i>                |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 64%        |                   |                | LIFE               | **             | 5           | \$266,800      |          |

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

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

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

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

**Asset # : 2063**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Ceilings                                                               |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered                                                      | 28%        | Now               | \$85,200       | 2038               | **             | 5           | \$67,800       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Labs</i>                                         |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                   | 25%        | Now               | \$190,300      | 2038               | **             | 5           | \$75,700       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Corridors</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Corridors</i>                                    |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 20%        | Now               | \$78,600       | 2046               | **             | 5           | \$48,400       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Corridors</i>                                    |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 2%         | Now               | \$31,300       | LIFE               | **             | 5           | \$12,100       |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Observation Penthouse</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Observation Penthouse</i>                                |            |                   |                |                    |                |             |                |          |
| Plaster                                                                | 25%        |                   |                | LIFE               | **             | 5-10        | \$208,100      |          |
| Site Enclosure                                                         |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                            |            |                   |                |                    |                |             |                |          |
| Chain Link                                                             | 100%       |                   |                | 2043               | **             |             |                |          |
| Free Standing Walls                                                    |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                    | 100%       | Now               | \$4,900        | 2043               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Retaining Walls                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%       |                   |                | 2053               | **             |             |                |          |
| Site Pavements                                                         |            |                   |                |                    |                |             |                |          |
| On-Site Walkways                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 45%        | Now               | \$11,600       | 2038               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side By Loading Dock Ramp</i>                       |            |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                       | 5%         | Now               | \$29,300       | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Plaza Roof Stair On Southwest Corner Of Building</i>     |            |                   |                |                    |                |             |                |          |
| Pavers/Stone                                                           | 50%        | Now               | \$128,600      | 2036               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Parking/Driveway                                                       |            |                   |                |                    |                |             |                |          |
| Asphalt                                                                | 100%       |                   |                | 2036               | **             |             |                |          |

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

**Asset # : 2063**

| <b>Electrical</b>                   | <b>Current Repair</b> |                          |                                                                        | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------|-----------------------|--------------------------|------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>        | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>              |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Service Equipment<br>Not Accessible | 100%                  |                          |                                                                        |                           |                       |                    |                       |                 |
| Transformers                        |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Dry Type                            | 100%                  |                          |                                                                        | 2031                      | \$26,100              | 5                  | \$900                 |                 |
|                                     |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Electrical Rooms</i>                                     |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Explanation : Various Capacities</i>                                |                           |                       |                    |                       |                 |
| Switchgear / Switchboard            |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Not Accessible                      | 100%                  |                          |                                                                        |                           |                       |                    |                       |                 |
| Raceway                             |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Conduit                             | 90%                   |                          |                                                                        | 2043                      | **                    | 1                  |                       |                 |
| Conduit                             | 10%                   |                          |                                                                        | 2053                      | **                    | 1                  |                       |                 |
| Panelboards                         |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| 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                              |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Braided Cloth                       | 25%                   | 2-4                      | \$219,400                                                              | 2058                      | **                    | 1                  |                       |                 |
|                                     |                       |                          | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>          |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| Thermoplastic                       | 25%                   |                          |                                                                        | 2033                      | \$219,400             | 1                  |                       |                 |
| Thermoplastic                       | 50%                   |                          |                                                                        | 2053                      | **                    | 1                  |                       |                 |
| Motor Controllers                   |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Locally Mounted                     | 10%                   | 2-4                      | \$35,400                                                               | 2053                      | **                    | 5                  | \$100                 |                 |
|                                     |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>       |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Mechanical Rooms.</i>                                    |                           |                       |                    |                       |                 |
| Locally Mounted                     | 10%                   |                          |                                                                        | 2038                      | **                    | 5                  | \$200                 |                 |
| Motor Control Center                | 75%                   |                          |                                                                        | 2031                      | \$1,065,100           | 5                  | \$4,900               |                 |
| Variable Frequency Drive            | 5%                    |                          |                                                                        | 2050                      | **                    |                    |                       |                 |
| Ground                              |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Grounding Devices                   |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Generic                             | 100%                  |                          |                                                                        | LIFE                      | **                    | 5                  | \$7,100               |                 |
| Stand-by Power                      |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Transfer Switches                   |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Automatic                           | 100%                  |                          |                                                                        | 2046                      | **                    | 1                  | \$74,200              |                 |
| Lighting                            |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Interior Lighting                   |                       |                          |                                                                        |                           |                       |                    |                       |                 |
| Fluorescent                         | 90%                   |                          |                                                                        | 2033                      | \$3,160,900           | 10                 | \$199,100             |                 |
|                                     |                       |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| Fluorescent                         | 8%                    |                          |                                                                        | 2033                      | \$281,000             | 10                 | \$17,700              |                 |
|                                     |                       |                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| Incandescent                        | 2%                    |                          |                                                                        | 2028                      | \$130,500             | 2                  | \$100                 |                 |

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

**Asset # : 2063**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| 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               |                 |
|                              |                   | <i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                                                           |                       |                           |                       |                    |                       |                 |
| HID                          | 5%                |                                                                                                                |                       | 2041                      | **                    | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                                                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Controlled Via Photocell.</i>                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                                                                |                       | 2048                      | **                    | 5                  | \$900                 |                 |
| <b>Alarm</b>                 |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                                                                |                       | 2033                      | \$442,300             | 1                  | \$90,100              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                                                                 |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                                                                                                                |                       | 2041                      | **                    | 1-3                | \$148,700             |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                                                                                                                                                         |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                                                                                                      | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                                                                                                                                                                                               |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                                                                                                                                                                                               |                       |                           |                       |                    |                       |                 |
| HTHW/HW                      | 100%              |                                                                                                                                                                                               |                       | 2043                      | **                    | 1                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                                                                                                                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Supplied From Campus Heating Plant</i>                                                                                                                                       |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |                                                                                                                                                                                               |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Shell & Tube | 100%              |                                                                                                                                                                                               |                       | 2036                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                                                                                                                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating</i> |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2063**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                                                                                  | 30%               |                          |                       | 2032                      | \$154,600             | 4                  | \$5,300               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 30%               | Now                      | \$11,300              | 2033                      | \$566,000             |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Dual Temperature System, Distribution Reported Under Air Conditioning</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 10%               |                          |                       | 2031                      | \$192,700             | 1                  | \$7,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilet Rooms</i>                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Unit Heater - Hot Water                                                                                                              | 5%                |                          |                       | 2028                      | \$69,800              |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement, 9th Floor Mechanical Room, Elevator Machine Room</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : N/a</i>                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Dual Temperature System, Terminal Devices Reported Under Air Conditioning</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Digital</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                                                      | 30%               | Now                      | \$101,500             | 2026                      | \$2,030,000           |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Floors - No Front End Communication - Sub-basement Control Panel</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Pneumatic                                                                                                                            | 70%               |                          |                       | 2027                      | \$3,187,400           |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Pneumatic Thermostats And Pneumatic Controls For Air Handlers</i>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 5%                |                          |                       | 2041                      |                       | **                 | 1                     |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Roof</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : For Window A/c Units In Basement And Packaged Wall A/c Units Serving Roof Telecom Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 95%               |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2063**

| <b>Mechanical</b>           |                                                                                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|------------------------------------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>                                                                    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                                                                                          |                       |                          |                           |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | Campus Chilled Water                                                                     | 93%                   |                          |                           | 2042           | **                    |                    |                       |
|                             | Split Unit                                                                               | 2%                    |                          |                           | 2028           | \$111,900             |                    |                       |
|                             | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Outdoor Unit - Roof Ventilation Grates, Indoor Unit - Unknown Location</i> |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : Unknown Service Area</i>                                                |                       |                          |                           |                |                       |                    |                       |
|                             | Window/Wall Unit                                                                         | 5%                    |                          |                           | 2028           | \$44,600              | 1                  |                       |
|                             | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Basement, Roof Telecom Room</i>                                            |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : Location Noted</i>                                                      |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | CW & CHW Wtr Pipe/Pump                                                                   | 80%                   |                          |                           | 2033           | \$304,800             | 4                  | \$14,300              |
|                             | <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Throughout</i>                                                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Other Observation, Extent : N/A, Area Affected : 20%</i>                              |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Throughout</i>                                                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : Chilled Water For Air Handlers And Dual Temperature System</i>          |                       |                          |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers                                                                       | 20%                   | Now                      | \$207,000                 | LIFE           | **                    | 2                  | \$62,800              |
|                             | <i>Broken, Extent : Severe, Area Affected : 10%</i>                                      |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement Room S04 - Return Ductwork From Auditorium</i>                |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>                           |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Throughout</i>                                                             |                       |                          |                           |                |                       |                    |                       |
| <b>Terminal Devices</b>     |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | Air Handler/Cool/Ht                                                                      | 50%                   | Now                      | \$45,700                  | 2028           | \$2,285,800           | 1                  | \$67,100              |
|                             | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>                              |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement Mechanical Room - Ac-1 Leaking Coils</i>                      |                       |                          |                           |                |                       |                    |                       |
|                             | <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                            |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement And 9th Floor Mechanical Rooms</i>                            |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : 10 Units, Chilled / Steam / Hot Water Coils</i>                         |                       |                          |                           |                |                       |                    |                       |
|                             | Fan Coil - 2 Pipe                                                                        | 50%                   |                          |                           | 2028           | \$3,593,800           | 1                  | \$39,000              |
|                             | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Throughout</i>                                                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : Dual Temperature Fan Coils</i>                                          |                       |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>          |                                                                                          |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers                                                                       | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$213,000             |
| <b>Exhaust Fans</b>         |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | Interior                                                                                 | 50%                   |                          |                           | 2033           | \$522,500             | 2                  | \$3,700               |
|                             | Roof                                                                                     | 50%                   |                          |                           | 2033           | \$228,600             | 2                  | \$3,700               |
| <b>Plumbing</b>             |                                                                                          |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                                                                                          |                       |                          |                           |                |                       |                    |                       |
|                             | Brass/Copper                                                                             | 100%                  |                          |                           | 2043           | **                    | 1                  |                       |
|                             | <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>                         |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement Mechanical Room</i>                                           |                       |                          |                           |                |                       |                    |                       |

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

**Asset # : 2063**

| Mechanical                                                                                       |                                      | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority  |
|--------------------------------------------------------------------------------------------------|--------------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|-----------|
| System                                                                                           | Component Type                       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) |           |
| Plumbing                                                                                         |                                      |                |                   |                    |         |                |             |           |
|                                                                                                  | Water Heater With Tanks<br>Electric  | 100%           | Now               | \$4,600            | 2026    | \$231,000      | 4           |           |
| <i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>                                      |                                      |                |                   |                    |         |                |             |           |
| <i>Location : Sub-basement Mechanical Room - Relief Valve Leaking</i>                            |                                      |                |                   |                    |         |                |             |           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                                      |                |                   |                    |         |                |             |           |
| <i>Location : Sub-basement Mechanical Room</i>                                                   |                                      |                |                   |                    |         |                |             |           |
| <i>Explanation : Two- 250 Gallons Each</i>                                                       |                                      |                |                   |                    |         |                |             |           |
|                                                                                                  | HW Heat Exchanger<br>Steam Fired     | 100%           |                   |                    | 2033    | \$1,139,300    | 4           | \$35,800  |
|                                                                                                  | Sanitary Piping<br>Cast Iron         | 100%           |                   |                    | LIFE    | **             | 1           |           |
|                                                                                                  | Storm Drain Piping<br>Cast Iron      | 100%           |                   |                    | LIFE    | **             | 1           |           |
|                                                                                                  | Sump Pump(s)<br>Non-Submersible      | 100%           |                   |                    | 2028    | \$47,200       | 4           | \$7,600   |
|                                                                                                  | Sewage Ejector(s)<br>Electric        | 100%           |                   |                    | 2033    | \$123,400      | 4           | \$14,400  |
|                                                                                                  | Fixtures<br>Generic                  | 100%           |                   |                    |         |                |             |           |
| Vertical Transport                                                                               |                                      |                |                   |                    |         |                |             |           |
|                                                                                                  | Elevators<br>Geared Traction         | 100%           |                   |                    | LIFE    | **             |             |           |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                                      |                |                   |                    |         |                |             |           |
| <i>Location : Two Units From Sub-basement To 8th Floor, Two Units From Basement To 8th Floor</i> |                                      |                |                   |                    |         |                |             |           |
| <i>Explanation : 4 Units</i>                                                                     |                                      |                |                   |                    |         |                |             |           |
| Fire Suppression                                                                                 |                                      |                |                   |                    |         |                |             |           |
|                                                                                                  | Standpipe<br>Generic                 | 100%           |                   |                    | 2043    | **             | 1-5         | \$121,600 |
|                                                                                                  | Sprinkler<br>No Component<br>Generic | 55%            |                   |                    | 2043    | **             | 1-2         | \$30,400  |
|                                                                                                  | Fire Pump<br>Generic                 | 100%           |                   |                    | 2042    | **             | 1           | \$45,100  |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$680,400             | \$65,700              |
| Interior Architecture | \$52,800              | \$1,903,600           |
| Electrical            |                       | \$767,400             |
| Mechanical            | \$67,500              | \$774,500             |
| <b>Total</b>          | <b>\$800,700</b>      | <b>\$3,511,200</b>    |
| Importance Code A     | \$680,400             | \$65,700              |
| Importance Code B     | \$67,500              | \$3,392,700           |
| Importance Code C     | \$52,800              | \$52,800              |
| <b>Total</b>          | <b>\$800,700</b>      | <b>\$3,511,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$29,700         |                | \$48,600        |                 |
| Interior Architecture | \$98,900         |                | \$5,400         | \$12,900        |
| Electrical            | \$4,700          | \$3,800        | \$3,900         | \$4,500         |
| Mechanical            | \$63,900         | \$3,600        | \$7,200         | \$50,900        |
| Site Enclosure        |                  |                | \$2,600         |                 |
| Site Pavements        | \$1,300          |                |                 |                 |
| <b>Total</b>          | <b>\$198,400</b> | <b>\$7,300</b> | <b>\$67,600</b> | <b>\$68,300</b> |
| Importance Code A     | \$29,700         |                | \$48,600        |                 |
| Importance Code B     | \$150,300        | \$7,300        | \$16,400        | \$64,400        |
| Importance Code C     | \$18,400         |                | \$2,600         | \$3,900         |
| <b>Total</b>          | <b>\$198,400</b> | <b>\$7,300</b> | <b>\$67,600</b> | <b>\$68,300</b> |



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

**Asset # : 2082**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 10%        | Now               | \$90,400       | LIFE               | **             | 5           | \$38,700       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, North And East Corners</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : At Doorways And Rollup Doors</i>                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 85%        | Now               | \$528,600      | LIFE               | **             | 5           | \$65,700       |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout All Parapets On Plaza Roof</i>                |            |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Lintel Angles Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Corner Of Building</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs</i>                                               |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                    | 5%         |                   |                | 2038               | **             | 5           | \$12,100       |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 95%        |                   |                | 2041               | **             | 5           | \$10,200       |          |
| Metal Louvers                                                          | 5%         | Now               | \$2,900        | 2036               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : North Elevation</i>                                      |            |                   |                |                    |                |             |                |          |
| Parapets                                                               |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 28%        | Now               | \$61,400       | LIFE               | **             | 5           | \$1,700        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 5%         |                   |                | 2053               | **             | 5           | \$1,100        |          |
| Metal Rail                                                             | 67%        |                   |                | 2046               | **             | 5-10        | \$71,600       |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                       | 60%        |                   |                | 2038               | **             | 10          | \$15,300       |          |
| Panel/Paver: Cer/Brk                                                   | 40%        | Now               | \$26,800       | 2043               | **             |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Ceiling</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Entry Plaza Roof</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Paint Shop</i>                                           |            |                   |                |                    |                |             |                |          |

Interior

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                                 | 5%                |                          |                       | 2029                      | \$46,400              | 3                  | \$5,400               |                 |
| Cast in Place Concrete                                                 | 20%               | 4+                       | \$17,800              | LIFE                      | **                    | 5                  | \$23,500              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairs</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                      | \$1,850,800           | 3                  | \$5,400               |                 |
| <i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 2042                      | **                    | 5                  | \$7,800               |                 |
| Concrete Masonry Unit                                                  | 85%               |                          |                       | LIFE                      | **                    | 5                  | \$105,600             |                 |
| Gypsum Board                                                           | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$26,400              |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 10%               |                          |                       | 2046                      | **                    | 5                  | \$5,400               |                 |
| Exposed Struc: Concrete                                                | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$33,600              |                 |
| Plaster                                                                | 40%               | Now                      | \$31,900              | LIFE                      | **                    | 5                  | \$13,400              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Paint Shop And Corridor</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Paint Shop</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                          | 100%              |                          |                       | 2046                      | **                    | 5-10               | \$4,300               |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2068                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              | Now                      | \$1,300               | 2046                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Stair At 1st Floor</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |

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

Under 600 Volts

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

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

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

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

**Asset # : 2082**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                               | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%              |                                                                        |                       | 2043                      | **                    | 5                  | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Mechanical Room</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Sections - 400a</i>                                 |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Conduit                      | 50%               |                                                                        |                       | 2033                      | \$29,900              | 1                  |                       |                 |
| Conduit                      | 50%               |                                                                        |                       | 2053                      | **                    | 1                  |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Panelboards                  |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%               |                                                                        |                       | 2032                      | \$9,700               | 5                  | \$100                 |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Mechanical Room</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : No Capacity Recorded For Panelboards</i>              |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 45%               |                                                                        |                       | 2041                      | **                    | 5                  | \$500                 |                 |
| Molded Case Bkrs             | 45%               |                                                                        |                       | 2049                      | **                    | 5                  | \$500                 |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |                                                                        |                       | 2043                      | **                    | 1                  |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 50%               |                                                                        |                       | 2050                      | **                    | 5                  | \$100                 |                 |
| Variable Frequency Drive     | 50%               |                                                                        |                       | 2050                      | **                    |                    |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Stand-by Power               |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                                                                        |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Lighting                     |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 98%               |                                                                        |                       | 2033                      | \$565,100             | 10                 | \$35,600              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                              |                       |                           |                       |                    |                       |                 |
| LED                          | 2%                |                                                                        |                       | 2038                      | **                    |                    |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| 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               |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| HID                          | 10%               |                                                                        |                       | 2033                      | \$18,000              | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Building Perimeter</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Controlled Via Photocell.</i>                         |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                                                                        |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Alarm                        |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                        |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                        |                       | 2033                      | \$72,600              | 1                  | \$14,800              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Server Room</i>                                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System</i> |                       |                           |                       |                    |                       |                 |

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

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

**Alarm**

Fire/Smoke Detection  
 Generic, Digital

100%

2033

\$99,800

1-3

\$25,200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.*

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

**Heating**

Energy Source

Electricity

2%

2059

\* \*

1

No Component

98%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement**Explanation : Steam Provided By Steam Generator Located In Adjacent Building - Bliss Hall*

Conversion Equipment

Radiant Heater

2%

2038

\* \*

2

\$400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 1st Floor Hallway**Explanation : Electric Unit Heater*

No Component

98%

Distribution

Steam Piping/Pump

100%

2033

\$6,200

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Terminal Devices

Convactor/Radiator

40%

2031

\$2,500

1

\$5,100

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Fan Coil Unit/Heat

60%

2028

\$11,500

1

\$7,700

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout*

Controls

Pneumatic

90%

2027

\$13,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : Pneumatic Thermostats*

No Component

10%

**Air Conditioning**

Energy Source

Electricity

90%

2041

\* \*

1

No Component

10%

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

**Asset # : 2082**

| Mechanical                                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                         | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                                    |                |                      |                |                    |                |                |                |          |
| Conversion Equipment                                                                |                |                      |                |                    |                |                |                |          |
| Campus Chilled Water                                                                | 10%            |                      |                | 2042               | **             |                |                |          |
| Split Unit                                                                          | 5%             | Now                  | \$45,900       | 2043               | **             |                |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i>                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Telecom Room 25a</i>                                                  |                |                      |                |                    |                |                |                |          |
| Window/Wall Unit                                                                    | 80%            |                      |                | 2028               | \$117,200      | 1              |                |          |
| Water Cooled interior<br>Pkg Unit                                                   | 5%             |                      |                | 2027               | \$34,700       | 2              |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>                                                          |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Water Cooled By Domestic Tap Water</i>                             |                |                      |                |                    |                |                |                |          |
| Distribution                                                                        |                |                      |                |                    |                |                |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                                           | 10%            |                      |                | 2053               | **             | 4              | \$300          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>                                                          |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Location Noted</i>                                                 |                |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers                                                                  | 10%            |                      |                | LIFE               | **             | 2              | \$6,400        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>                                                          |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Location Noted</i>                                                 |                |                      |                |                    |                |                |                |          |
| No Component                                                                        | 80%            |                      |                |                    |                |                |                |          |
| Terminal Devices                                                                    |                |                      |                |                    |                |                |                |          |
| Air Handler/Cool/Ht                                                                 | 10%            | Now                  | \$1,500        | 2038               | **             | 1              | \$2,200        |          |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>                                                          |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement Ceiling</i>                                                  |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Air Handler Unit-1 - Chilled And Steam Coils, Serving Basement</i> |                |                      |                |                    |                |                |                |          |
| No Component                                                                        | 90%            |                      |                |                    |                |                |                |          |
| Ventilation                                                                         |                |                      |                |                    |                |                |                |          |
| Distribution                                                                        |                |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers                                                                  | 100%           |                      |                | LIFE               | **             | 2-5            | \$35,000       |          |

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

**Asset # : 2082**

| <b>Mechanical</b>            |                                                                 | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                               | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Interior                     | 10%                                                             |                          |                       | 2038                      | **                    | 2                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Loading Dock</i>                       |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Exhaust Fan- 5</i>                             |                          |                       |                           |                       |                    |                       |                 |
| Roof                         | 90%                                                             | Now                      | \$67,500              | 2043                      | **                    | 2                  | \$900                 |                 |
|                              | <i>Damaged, Extent : Moderate, Area Affected : 85%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>                                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Noisy/Vibrating, Extent : Severe, Area Affected : 15%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>                                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>                                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Roof</i>                                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 7 Units Total</i>                              |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping             |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%                                                            |                          |                       | 2033                      | \$496,800             | 1                  |                       |                 |
|                              | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>                                    |                          |                       |                           |                       |                    |                       |                 |
| HW Heat Exchanger            |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired                  | 1%                                                              |                          |                       | 2033                      | \$1,900               | 4                  | \$100                 |                 |
|                              | <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement - Loading Dock</i>                       |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 99%                                                             |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping              |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                                                            |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                                                            |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Fixtures                     |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                                                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                                                            |                          |                       | 2043                      | **                    | 1-5                | \$20,000              |                 |
| Sprinkler                    |                                                                 |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                                                             |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%                                                             |                          |                       | 2033                      | \$160,500             | 1-2                | \$3,300               |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,235,200           | \$186,700             |
| Interior Architecture | \$104,400             | \$2,132,400           |
| Electrical            | \$434,400             | \$1,291,800           |
| Mechanical            | \$2,207,100           | \$1,879,900           |
| Site Enclosure        |                       | \$273,200             |
| <b>Total</b>          | <b>\$3,981,000</b>    | <b>\$5,763,900</b>    |
| Importance Code A     | \$1,235,200           | \$186,700             |
| Importance Code B     | \$2,745,800           | \$5,304,100           |
| Importance Code C     |                       | \$273,200             |
| <b>Total</b>          | <b>\$3,981,000</b>    | <b>\$5,763,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$3,400          |                | \$25,500        |                 |
| Interior Architecture | \$283,600        |                | \$4,300         | \$20,100        |
| Electrical            | \$15,700         | \$2,700        | \$2,800         | \$2,700         |
| Mechanical            | \$108,300        | \$2,700        | \$5,000         | \$2,500         |
| Site Pavements        | \$4,700          |                |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$419,600</b> | <b>\$9,400</b> | <b>\$41,500</b> | <b>\$29,300</b> |
| Importance Code A     | \$3,400          |                | \$25,500        |                 |
| Importance Code B     | \$331,400        | \$9,400        | \$16,000        | \$29,300        |
| Importance Code C     | \$84,800         |                |                 |                 |
| <b>Total</b>          | <b>\$419,600</b> | <b>\$9,400</b> | <b>\$41,500</b> | <b>\$29,300</b> |



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

**Asset # : 2081**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Copper/Terne                                                           | 30%            | Now               | \$330,100      | 2053               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead And Dormer At South Facade</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead And Dormer At South Facade</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead And Dormer At South Facade</i>                  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 65%            | Now               | \$547,800      | LIFE               | **             | 5           | \$68,100       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Window Lintels</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 5%             | Now               | \$60,400       | LIFE               | **             | 5           | \$3,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Balustrade - Parapet Along The Main Entrance</i>         |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Building Base</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Cornices</i>                                          |                |                   |                |                    |                |             |                |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 100%           | Now               | \$168,600      | 2049               | **             | 5           | \$18,100       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : All Windows</i>                                          |                |                   |                |                    |                |             |                |          |
| Parapets                                                               |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 5%             |                   |                | LIFE               | **             | 5-10        | \$4,000        |          |
| Metal Panel                                                            | 5%             |                   |                | 2053               | **             | 5           | \$2,300        |          |
| Metal Rail                                                             | 20%            |                   |                | 2046               | **             | 5-10        | \$42,000       |          |
| No Component                                                           | 70%            |                   |                |                    |                |             |                |          |
| Roof                                                                   |                |                   |                |                    |                |             |                |          |
| Copper/Terne                                                           | 75%            | Now               | \$128,300      | 2048               | **             |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : South Side</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Unfinished Attic</i>                                |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                       | 25%            |                   |                | 2033               |                | 10          | \$11,100       |          |
| Soffits                                                                |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 100%           |                   |                | LIFE               | **             | 5           |                |          |

Interior

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

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

**Asset # : 2081**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                                 | 20%               | Now                      | \$19,800              | 2032                      | \$395,900             | 3                  | \$34,400              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Auditorium</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 25%               | 4+                       | \$47,600              | LIFE                      | **                    | 5                  | \$62,700              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic Fourth Floor Corridor</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 2042                      | **                    | 5                  | \$5,700               |                 |
| Quarry Tile                                                            | 5%                |                          |                       | 2046                      | **                    | 5                  | \$8,600               |                 |
| Terrazzo                                                               | 5%                | 4+                       | \$10,500              | LIFE                      | **                    | 5                  | \$4,500               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Diagonal Cracks, 1st Floor Entrance</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile                                                             | 35%               | Now                      | \$54,100              | 2033                      | \$1,082,100           | 3                  | \$15,000              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Elevator Lobbies</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile 9" X 9"                                                     | 5%                |                          |                       | 2028                      | \$987,600             | 3                  | \$2,900               |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$36,100              |                 |
| Gypsum Board                                                           | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$25,600              |                 |
| Masonry: Brick                                                         | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$2,300               |                 |
| Masonry: Fieldstone                                                    | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$3,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Walls</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Vegetation Growth</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Marble Panels                                                          | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$3,000               |                 |
| Plaster                                                                | 45%               |                          |                       | LIFE                      | **                    | 5-10               | \$57,500              |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 20%               | Now                      | \$37,200              | 2038                      | **                    | 5                  | \$11,500              |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Classrooms On 1st Floor And Kitchen</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rooms 101, 102, 103 And Auditorium</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rooms 101, 102, 103</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 30%               |                          |                       | LIFE                      | **                    | 5-10               | \$43,000              |                 |
| Exposed Struc: Concrete                                                | 15%               | Now                      | \$50,300              | LIFE                      | **                    | 5                  | \$2,700               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic, Fourth Floor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                           | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$19,700              |                 |
| Plaster                                                                | 30%               |                          |                       | LIFE                      | **                    | 5-10               | \$59,100              |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel Pipe Rail                                                        | 100%              |                          |                       | 2043                      | **                    | 5                  | \$273,200             |                 |

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

**Asset # : 2081**

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

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/Crumbling, Extent : Moderate, Area Affected : 10%*

*Location : Top Landing At Main Entry Stair*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Main Entry Stair*

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

Under 600 Volts

Service Equipment

|               |      |  |  |      |  |    |   |       |
|---------------|------|--|--|------|--|----|---|-------|
| Fused Disc Sw | 100% |  |  | 2043 |  | ** | 5 | \$300 |
|---------------|------|--|--|------|--|----|---|-------|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two Main Service Switches Rated At 1,200 Amperes Each.*

Transformers

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|

Switchgear / Switchboard

|               |      |  |  |      |  |    |   |       |
|---------------|------|--|--|------|--|----|---|-------|
| Fused Disc Sw | 100% |  |  | 2043 |  | ** | 5 | \$300 |
|---------------|------|--|--|------|--|----|---|-------|

Raceway

|         |     |  |  |      |  |    |   |  |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 85% |  |  | 2043 |  | ** | 1 |  |
|---------|-----|--|--|------|--|----|---|--|

|         |     |  |  |      |  |    |   |  |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 15% |  |  | 2053 |  | ** | 1 |  |
|---------|-----|--|--|------|--|----|---|--|

Panelboards

|                     |     |     |          |      |  |    |   |       |
|---------------------|-----|-----|----------|------|--|----|---|-------|
| Fused Toggle Switch | 50% | 2-4 | \$87,700 | 2058 |  | ** | 5 | \$400 |
|---------------------|-----|-----|----------|------|--|----|---|-------|

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

|                  |     |  |  |      |  |    |   |         |
|------------------|-----|--|--|------|--|----|---|---------|
| Molded Case Bkrs | 50% |  |  | 2049 |  | ** | 5 | \$1,000 |
|------------------|-----|--|--|------|--|----|---|---------|

Wiring

|               |     |     |           |      |  |    |   |  |
|---------------|-----|-----|-----------|------|--|----|---|--|
| Braided Cloth | 70% | 2-4 | \$136,500 | 2058 |  | ** | 1 |  |
|---------------|-----|-----|-----------|------|--|----|---|--|

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

*Location : Throughout 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 Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Attic*

|                      |     |  |  |      |  |    |   |       |
|----------------------|-----|--|--|------|--|----|---|-------|
| Motor Control Center | 30% |  |  | 2038 |  | ** | 5 | \$600 |
|----------------------|-----|--|--|------|--|----|---|-------|

Ground

Grounding Devices

|         |      |  |  |      |  |    |   |         |
|---------|------|--|--|------|--|----|---|---------|
| Generic | 100% |  |  | LIFE |  | ** | 5 | \$2,200 |
|---------|------|--|--|------|--|----|---|---------|

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

**Asset # : 2081**

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                    | 98%               |                          |                       | 2028                      | \$1,046,500           | 10                 | \$65,900              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                        | 1%                |                          |                       | 2028                      | \$19,800              | 2                  |                       |                 |
| LED                                                                 | 1%                |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                                  | 50%               |                          |                       | 2028                      | \$60,100              | 10                 | \$8,900               |                 |
| Exit, Battery                                                       | 50%               |                          |                       | 2028                      | \$50,700              | 10                 | \$2,500               |                 |
| <b>Exterior Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 10%               |                          |                       | 2028                      | \$33,400              | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell.</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic                                          | 100%              |                          |                       | 2033                      | \$134,500             | 1                  | \$27,400              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Under Construction                          | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                                  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                           | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Heat Exchanger, Shell &<br>Tube                                            | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2081**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 100%              | Now                      | \$57,400              | 2033                      | \$573,600             |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Water Heater Room - Condensate Return Pumps And Piping Leaking</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                                                                                          | 1%                |                          |                       | 2028                      | \$13,500              | 1                  | \$500                 |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic - Old Supply Fan With Steam Heating Coil</i>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 94%               |                          |                       | 2031                      | \$550,600             | 1                  | \$22,300              |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Unit Heater - Steam                                                                                                                  | 5%                |                          |                       | 2033                      | \$20,400              | 4                  | \$500                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 100%              | Now                      | \$102,900             | 2026                      | \$2,057,300           |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - No Front End Communication</i>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling                                                                                                          | 10%               |                          |                       | 2028                      | \$78,500              | 2                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Roof</i>                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : For Auditorium</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                                                                     | 80%               |                          |                       | 2028                      | \$217,100             | 1                  |                       |                 |
| No Component                                                                                                                         | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 10%               |                          |                       | LIFE                      | **                    | 2                  | \$11,900              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Auditorium</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2081**

| <b>Mechanical</b>                                                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                            | 1%                |                          |                       | LIFE                      | **                    | 2-5                | \$600                 |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - Exhaust Fans Abandoned In Place, Building Naturally Ventilated</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                  | 99%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                                                      | 1%                |                          |                       | 2028                      | \$3,200               | 2                  |                       |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic - Building Naturally Ventilated</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                                                                                     | 5%                | Now                      | \$300                 | 2033                      | \$1,500               | 2                  | \$100                 |                 |
| <i>Malfunctioning, Extent : Light, Area Affected : 50%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Steam Generator Area</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                  | 94%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                  | 50%               |                          |                       | 2033                      | \$460,000             | 1                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                  | 50%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Water Heater With Tanks</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                                      | 100%              |                          |                       | 2026                      | \$92,400              | 4                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One - 225 Gallons, Electric / Steam Water Heater</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                     | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                     | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                       | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction                                                                               | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 4th Floor</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Unit</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sprinkler</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                       | 10%               |                          |                       | 2043                      | **                    | 1-2                | \$2,100               |                 |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BRONX COMMUNITY COLLEGE NORTH HALL AND LIBRARY  
**Address** : 200 HALL OF FAME TERRACE  
**Borough** : BRONX **Agency's Number** : 21001  
**Program / Asset #** : CUN0007.610 / 14719 **Yr Built/Renovated** : 2012 /  
**Area Sq Ft** : 93,845 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 26-Apr-2022 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,Ph  
**Block** : 3222 **Lot** : 62 **BIN** :

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$660,400             | \$378,400             |
| Interior Architecture | \$380,100             | \$231,000             |
| Electrical            |                       | \$86,100              |
| Mechanical            | \$2,758,000           | \$340,900             |
| <b>Total</b>          | <b>\$3,798,500</b>    | <b>\$1,036,300</b>    |
| Importance Code A     | \$660,400             | \$378,400             |
| Importance Code B     | \$2,962,400           | \$561,700             |
| Importance Code C     | \$175,700             | \$96,300              |
| <b>Total</b>          | <b>\$3,798,500</b>    | <b>\$1,036,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$19,400         |                 |                  |                 |
| Interior Architecture | \$24,800         |                 | \$39,000         | \$13,500        |
| Electrical            | \$28,400         | \$15,300        | \$17,900         | \$15,300        |
| Mechanical            | \$74,500         | \$20,700        | \$44,000         | \$14,500        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$154,900</b> | <b>\$43,900</b> | <b>\$108,800</b> | <b>\$51,200</b> |
| Importance Code A     | \$19,400         |                 |                  |                 |
| Importance Code B     | \$126,200        | \$43,900        | \$108,800        | \$48,200        |
| Importance Code C     | \$9,300          |                 |                  | \$3,000         |
| <b>Total</b>          | <b>\$154,900</b> | <b>\$43,900</b> | <b>\$108,800</b> | <b>\$51,200</b> |



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

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

**Asset # : 14719**

| Architecture                                                    |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                           | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                        |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta                                          | 20%        |                   |                | LIFE               | **             | 5           | \$374,400      |          |
| Masonry: Brick Cavity                                           | 65%        |                   |                | LIFE               | **             | 5           | \$155,700      |          |
| Masonry: Fieldstone                                             | 10%        |                   |                | LIFE               | **             | 5           | \$18,000       |          |
| Window Wall                                                     | 5%         |                   |                | 2053               | **             | 5           | \$22,500       |          |
| Windows                                                         |            |                   |                |                    |                |             |                |          |
| Aluminum                                                        | 100%       |                   |                | 2049               | **             | 5           | \$20,800       |          |
| Parapets                                                        |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta                                          | 90%        |                   |                | LIFE               | **             | 5-10        | \$415,600      |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Roof Perimeter</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually A Cast Stone Cornice</i>      |            |                   |                |                    |                |             |                |          |
| 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           |                |          |
| Interior                                                        |            |                   |                |                    |                |             |                |          |
| 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           | \$21,100       |          |
| 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           | \$9,600        |          |
| Glass: Single Pane                                              | 5%         |                   |                | LIFE               | **             | 5           | \$9,000        |          |
| Gypsum Board                                                    | 60%        |                   |                | LIFE               | **             | 5-10        | \$122,700      |          |
| Wood                                                            | 20%        |                   |                | LIFE               | **             | 5           | \$192,500      |          |
| Ceilings                                                        |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                            | 25%        |                   |                | 2046               | **             | 5           | \$35,900       |          |
| Gypsum Board                                                    | 10%        | Now               | \$4,900        | LIFE               | **             | 5           | \$18,000       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor Stair A</i>                           |            |                   |                |                    |                |             |                |          |
| Gypsum Board                                                    | 65%        |                   |                | LIFE               | **             | 5-10        | \$321,200      |          |
| Site Enclosure                                                  |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                     |            |                   |                |                    |                |             |                |          |
| Aluminum Picket                                                 | 100%       |                   |                | 2053               | **             |             |                |          |
| Retaining Walls                                                 |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                             | 100%       |                   |                | 2043               | **             |             |                |          |
| Site Pavements                                                  |            |                   |                |                    |                |             |                |          |

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

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

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

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

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

## Site Pavements

## On-Site Walkways

|                        |      |  |  |      |  |    |  |  |
|------------------------|------|--|--|------|--|----|--|--|
| Cast in Place Concrete | 100% |  |  | 2046 |  | ** |  |  |
|------------------------|------|--|--|------|--|----|--|--|

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

## Under 600 Volts

## Service Equipment

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| Not Accessible | 100% |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|

## Transformers

|          |      |  |  |      |    |   |       |  |
|----------|------|--|--|------|----|---|-------|--|
| Dry Type | 100% |  |  | 2046 | ** | 5 | \$300 |  |
|----------|------|--|--|------|----|---|-------|--|

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Main Electrical Room**Explanation : Various Capacities*

## Switchgear / Switchboard

|                |      |  |  |  |  |  |  |  |
|----------------|------|--|--|--|--|--|--|--|
| 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 Drive | 50% |  |  | 2046 | ** |  |  |  |
|--------------------------|-----|--|--|------|----|--|--|--|

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |  |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,800 |  |
|---------|------|--|--|------|----|---|---------|--|

## Stand-by Power

## Transfer Switches

|           |      |  |  |      |    |   |          |  |
|-----------|------|--|--|------|----|---|----------|--|
| Automatic | 100% |  |  | 2046 | ** | 1 | \$28,900 |  |
|-----------|------|--|--|------|----|---|----------|--|

## Generators

|        |      |  |  |      |    |   |          |  |
|--------|------|--|--|------|----|---|----------|--|
| Diesel | 100% |  |  | 2042 | ** | 1 | \$36,300 |  |
|--------|------|--|--|------|----|---|----------|--|

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Generator Room.**Explanation : Rated At 312,5 Kilovolt Amperes*

## Batteries

|                |      |  |  |      |         |   |          |  |
|----------------|------|--|--|------|---------|---|----------|--|
| Nickel Cadmium | 100% |  |  | 2028 | \$2,400 | 5 | \$20,900 |  |
|----------------|------|--|--|------|---------|---|----------|--|

## Fuel Storage

|          |      |  |  |      |    |   |  |  |
|----------|------|--|--|------|----|---|--|--|
| Day Tank | 100% |  |  | 2049 | ** | 5 |  |  |
|----------|------|--|--|------|----|---|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Generator Room.**Explanation : 275 Gallons Capacity*

## Lighting

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

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

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

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

**Asset # : 14719**

| <b>Electrical</b>                |                                                                                                                | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>     | <b>% of Total</b>                                                                                              | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                  |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent | 80%                                                                                                            |                          |                       | 2038                      | **                    | 10                 | \$68,900              |                 |
|                                  | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                            |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 20%                                                                                                            |                          |                       | 2038                      | **                    | 10                 | \$17,200              |                 |
|                                  | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                                         |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>           |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service               | 50%                                                                                                            |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Exit, LED                        | 50%                                                                                                            |                          |                       | 2061                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>         |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 4%                                                                                                             |                          |                       | 2038                      | **                    | 10                 | \$300                 |                 |
|                                  | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                                         |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Lower Roof.</i>                                                                                  |                          |                       |                           |                       |                    |                       |                 |
| HID                              | 6%                                                                                                             |                          |                       | 2038                      | **                    | 10                 |                       |                 |
|                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                 |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Building Perimeter</i>                                                                           |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : Controlled Via Photocell</i>                                                                  |                          |                       |                           |                       |                    |                       |                 |
| No Component                     | 90%                                                                                                            |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>      |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling                |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Generic                          | 100%                                                                                                           |                          |                       | 2061                      | **                    | 5                  | \$1,100               |                 |
| <b>Alarm</b>                     |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Security System                  |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Generic                          | 100%                                                                                                           |                          |                       | 2038                      | **                    | 1                  | \$35,100              |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : CCTV Surveillance Cameras</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>      |                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                 | 100%                                                                                                           |                          |                       | 2038                      | **                    | 1-3                | \$57,800              |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : Central Control Panel. Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                                                              | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                            | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                                                              |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                                                              |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                      | 100%                                                         |                          |                       | 2053                      | **                    | 1                  |                       |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Supplied From Campus Heating Plant</i>      |                          |                       |                           |                       |                    |                       |                 |

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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 Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                                                                         | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                                                                                                                       |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                                                                                                          |            |                   |                |                    |                |             |                |          |
| Heat Exchanger, Shell & Tube                                                                                                                                                                  | 100%       |                   |                | 2042               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                                                                                                                                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Two Steam Generators, High Temperature Water Heat Source From Campus Heating Plant. For Air Handlers, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating</i> |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                                                                                                                           | 40%        |                   |                | 2049               | **             | 4           | \$2,800        |          |
| Steam Piping/Pump                                                                                                                                                                             | 60%        | Now               | \$8,800        | 2053               | **             |             |                |          |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 30%</i>                                                                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room At Air Handler Unit-1a And Air Handler Unit-3b</i>                                                                                                    |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                                                                                                                              |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                                                                            | 30%        |                   |                | 2046               | **             | 1           | \$9,100        |          |
| Fan Coil Unit/Heat                                                                                                                                                                            | 15%        |                   |                | 2033               | \$340,900      | 1           | \$4,600        |          |
| Unit Heater - Hot Water                                                                                                                                                                       | 5%         |                   |                | 2038               | **             |             |                |          |
| No Component                                                                                                                                                                                  | 50%        |                   |                |                    |                |             |                |          |
| Controls                                                                                                                                                                                      |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                                                                                       | 100%       |                   |                | 2026               | \$2,632,400    |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Local Building Management System And Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i>                     |            |                   |                |                    |                |             |                |          |
| Air Conditioning                                                                                                                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                                                                                   | 5%         |                   |                | 2049               | **             | 1           |                |          |
| No Component                                                                                                                                                                                  | 95%        |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                                                                                                          |            |                   |                |                    |                |             |                |          |
| Campus Chilled Water                                                                                                                                                                          | 95%        |                   |                | 2042               | **             |             |                |          |
| Split Unit                                                                                                                                                                                    | 5%         | Now               | \$21,800       | 2038               | **             |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Data Closet 304: Indoor Unit Not Installed, Missing</i>                                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>                                                                                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Telecom Room 003, Data Closets 304, 313</i>                                                                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Location Observed</i>                                                                                                                                                        |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                                                                                                                                                        | 30%        |                   |                | 2053               | **             | 4           | \$2,100        |          |
| Ductwork/Diffusers                                                                                                                                                                            | 70%        | Now               | \$56,400       | LIFE               | **             | 2           | \$85,500       |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 30%</i>                                                                                                                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic Space: Defective Vav Boxes</i>                                                                                                                                            |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                                                                                                                              |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht                                                                                                                                                                           | 95%        |                   |                | 2038               | **             | 1           | \$55,100       |          |
| No Component                                                                                                                                                                                  | 5%         |                   |                |                    |                |             |                |          |
| Ventilation                                                                                                                                                                                   |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                                                                                                            | 100%       |                   |                | LIFE               | **             | 2-5         | \$82,900       |          |

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.

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

| <b>Mechanical</b>         |                         | <b>Current Repair</b> |                                                                              | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-------------------------|-----------------------|------------------------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                     | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>        |                         |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Exhaust Fans            |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Interior                | 50%                   |                                                                              |                           | 2038           | **                    | 2                  | \$1,400               |
|                           | Roof                    | 50%                   |                                                                              |                           | 2038           | **                    | 2                  | \$1,400               |
| <b>Plumbing</b>           |                         |                       |                                                                              |                           |                |                       |                    |                       |
|                           | H/C Water Piping        |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Brass/Copper            | 100%                  |                                                                              |                           | 2053           | **                    | 1                  |                       |
|                           | Water Heater With Tanks |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Electric                | 100%                  |                                                                              |                           | 2026           | \$69,300              | 4                  |                       |
|                           |                         |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                 |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Basement Mechanical Room</i>                                   |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : One - 150 Gallons</i>                                       |                           |                |                       |                    |                       |
|                           | HW Heat Exchanger       |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Steam Fired             | 100%                  |                                                                              |                           | 2053           | **                    | 4                  | \$13,900              |
|                           |                         |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                 |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Basement Mechanical Room</i>                                   |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : 1 Unit, 1,200 Gallons Approximately</i>                     |                           |                |                       |                    |                       |
|                           | Sanitary Piping         |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Cast Iron               | 100%                  |                                                                              |                           | LIFE           | **                    | 1                  |                       |
|                           | Storm Drain Piping      |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Cast Iron               | 100%                  |                                                                              |                           | LIFE           | **                    | 1                  |                       |
|                           | Sump Pump(s)            |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Submersible             | 10%                   |                                                                              |                           | 2026           | \$300                 | 4                  | \$300                 |
|                           |                         |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                 |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Basement Mechanical Room In Steam Condensate Pump Cp-1 Pit</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : Location Noted</i>                                          |                           |                |                       |                    |                       |
|                           | No Component            | 90%                   |                                                                              |                           |                |                       |                    |                       |
|                           | Backflow Preventer      |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                              |                           | 2033           | \$40,900              | 1                  | \$5,800               |
|                           | Fixtures                |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                              |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                         |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Elevators               |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Hydraulic               | 100%                  |                                                                              |                           | LIFE           | **                    |                    |                       |
|                           |                         |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                 |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Ground To 3rd Floor</i>                                        |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : 2 Units</i>                                                 |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                         |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Standpipe               |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                              |                           | 2053           | **                    | 1-5                | \$47,300              |
|                           | Sprinkler               |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                              |                           | 2053           | **                    | 1-2                | \$26,300              |
|                           | Fire Pump               |                       |                                                                              |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                              |                           | 2042           | **                    | 1                  | \$17,500              |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : BRONX COMMUNITY COLLEGE PATTERSON GARAGE  
**Address** : 2195 LORING PLACE NORTH  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0007.380 / 13563 **Yr Built/Renovated** : 1953 / 2022  
**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

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Mechanical        |                       | \$173,500             |
| <b>Total</b>      |                       | <b>\$173,500</b>      |
| Importance Code B |                       | \$173,500             |
| <b>Total</b>      |                       | <b>\$173,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture | \$16,900        | \$2,900        |                |                |
| Interior Architecture | \$25,300        | \$1,400        | \$800          |                |
| Electrical            | \$100           |                |                |                |
| Mechanical            | \$4,400         | \$1,400        | \$2,900        | \$1,400        |
| <b>Total</b>          | <b>\$46,800</b> | <b>\$5,700</b> | <b>\$3,700</b> | <b>\$1,400</b> |
| Importance Code A     | \$17,200        | \$3,300        | \$200          | \$400          |
| Importance Code B     | \$28,200        | \$2,400        | \$3,300        | \$1,000        |
| Importance Code C     | \$1,400         |                | \$100          |                |
| <b>Total</b>          | <b>\$46,800</b> | <b>\$5,700</b> | <b>\$3,700</b> | <b>\$1,400</b> |



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

**Asset # : 13563**

| Architecture                | Current Repair                                                    |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|-------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total                                                     | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Exterior</b>             |                                                                   |                      |                |                    |                |                |                |          |
| <b>Exterior Walls</b>       |                                                                   |                      |                |                    |                |                |                |          |
| Masonry: Brick              | 65%                                                               |                      |                | LIFE               | **             | 5              | \$20,400       |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |
| Metal Panel                 | 5%                                                                |                      |                | 2059               | **             | 5-10           | \$5,400        |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |
| Metal Sect. OHD             | 12%                                                               |                      |                | 2050               | **             | 5              | \$5,900        |          |
|                             | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : South Elevation</i>                                 |                      |                |                    |                |                |                |          |
| Window Wall                 | 18%                                                               |                      |                | 2059               | **             | 5              | \$10,600       |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : South Elevation</i>                                 |                      |                |                    |                |                |                |          |
| <b>Windows</b>              |                                                                   |                      |                |                    |                |                |                |          |
| Aluminum                    | 100%                                                              |                      |                | 2055               | **             | 5              |                |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |
| <b>Roof</b>                 |                                                                   |                      |                |                    |                |                |                |          |
| Modified Bitumen            | 100%                                                              |                      |                | 2041               | **             | 10             | \$17,400       |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |
| <b>Soffits</b>              |                                                                   |                      |                |                    |                |                |                |          |
| Exposed Struc: Steel        | 100%                                                              |                      |                | LIFE               | **             | 5              |                |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Entrance Awning</i>                                 |                      |                |                    |                |                |                |          |
| <b>Interior</b>             |                                                                   |                      |                |                    |                |                |                |          |
| <b>Floors</b>               |                                                                   |                      |                |                    |                |                |                |          |
| Cast in Place Concrete      | 70%                                                               |                      |                | LIFE               | **             | 5              | \$28,300       |          |
|                             | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |
| Ceramic Tile                | 10%                                                               |                      |                | 2046               | **             | 5              | \$900          |          |
|                             | <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Bathrooms</i>                            |                      |                |                    |                |                |                |          |
| Vinyl Tile                  | 20%                                                               |                      |                | 2041               | **             | 3              | \$700          |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Offices And Classrooms</i>                          |                      |                |                    |                |                |                |          |
| <b>Interior Walls</b>       |                                                                   |                      |                |                    |                |                |                |          |
| Ceramic Tile                | 10%                                                               |                      |                | 2046               | **             | 5              | \$100          |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout Bathrooms</i>                            |                      |                |                    |                |                |                |          |
| Gypsum Board                | 90%                                                               |                      |                | LIFE               | **             | 5-10           | \$2,200        |          |
|                             | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                      |                      |                |                    |                |                |                |          |

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

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

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

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

**Asset # : 13563**

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                              | 30%               |                          |                       | 2050                      | **                    | 5                  | \$2,800               |                 |
| <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices, Classroom And Bathrooms</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Wood                                               | 70%               |                          |                       | LIFE                      | **                    | 10                 | \$9,700               |                 |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket                                                   | 50%               |                          |                       | 2059                      | **                    |                    |                       |                 |
| Chain Link                                                        | 50%               |                          |                       | 2059                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 100%              |                          |                       | 2050                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Electrical</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                     | 100%              |                          |                       | 2063                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Main Service Switch Rated At 400 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                     | 100%              |                          |                       | 2063                      | **                    | 5                  |                       |                 |
| <b>Raceway</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                           | 100%              |                          |                       | 2063                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                  | 100%              |                          |                       | 2058                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                     | 100%              |                          |                       | 2063                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Variable Frequency Drive                                          | 100%              |                          |                       | 2053                      | **                    |                    |                       |                 |
| <b>Ground</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                           | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <b>Lighting</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                               | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, LED                                                         | 100%              |                          |                       | 2073                      | **                    | 1                  |                       |                 |

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

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

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

**Asset # : 13563**

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

## Lighting

## Exterior Lighting

|              |     |  |  |      |    |  |  |  |
|--------------|-----|--|--|------|----|--|--|--|
| LED          | 10% |  |  | 2043 | ** |  |  |  |
| No Component | 90% |  |  |      |    |  |  |  |

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

## Heating

## Energy Source

|             |     |  |  |      |    |   |  |  |
|-------------|-----|--|--|------|----|---|--|--|
| Electricity | 20% |  |  | 2059 | ** | 1 |  |  |
| Natural Gas | 80% |  |  | 2059 | ** | 1 |  |  |

## Conversion Equipment

|         |     |  |  |      |    |   |         |  |
|---------|-----|--|--|------|----|---|---------|--|
| Furnace | 80% |  |  | 2041 | ** | 1 | \$2,500 |  |
|---------|-----|--|--|------|----|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Garage Area, Mechanical Room*

*Explanation : Gas Fired Unit Heaters And Duct-mounted Gas Furnace Downstream Air Handler*

|                |     |  |  |      |    |   |       |  |
|----------------|-----|--|--|------|----|---|-------|--|
| Radiant Heater | 20% |  |  | 2041 | ** | 2 | \$600 |  |
|----------------|-----|--|--|------|----|---|-------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Offices, Classroom, Toilet Rooms*

*Explanation : Electric Cabinet Unit Heaters And Electric Convectors*

## Controls

|         |      |  |  |      |           |  |  |  |
|---------|------|--|--|------|-----------|--|--|--|
| Digital | 100% |  |  | 2032 | \$173,500 |  |  |  |
|---------|------|--|--|------|-----------|--|--|--|

## Air Conditioning

## Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Electricity | 100% |  |  | 2055 | ** | 1 |  |  |
|-------------|------|--|--|------|----|---|--|--|

## Conversion Equipment

|            |     |  |  |      |    |  |  |  |
|------------|-----|--|--|------|----|--|--|--|
| Split Unit | 20% |  |  | 2041 | ** |  |  |  |
|------------|-----|--|--|------|----|--|--|--|

*R-410a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Condensing Units - Roof, Indoor Units - Telecom Closet, Above Ceiling In Office And Classroom*

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 80% |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|

## Distribution

|                    |      |  |  |      |    |   |          |  |
|--------------------|------|--|--|------|----|---|----------|--|
| Ductwork/Diffusers | 100% |  |  | LIFE | ** | 2 | \$10,100 |  |
|--------------------|------|--|--|------|----|---|----------|--|

## Terminal Devices

|                           |     |  |  |      |    |   |  |  |
|---------------------------|-----|--|--|------|----|---|--|--|
| Air Handler/Dir Expansion | 80% |  |  | 2041 | ** | 1 |  |  |
|---------------------------|-----|--|--|------|----|---|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Mechanical Room*

*Explanation : Dedicated Outside Air Unit, Direct Expansion, Serving Garage Area And Toilet Rooms*

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 20% |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|

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

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

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

**Asset # : 13563**

| Mechanical                                                                     |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                          | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                               |            |                   |                |                    |                |             |                |          |
| Heat Rejection                                                                 |            |                   |                |                    |                |             |                |          |
| Air Cooled Condenser Unit                                                      | 80%        |                   |                | 2041               | **             | 2           | \$3,400        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Ducted Condensing Unit Serving Dedicated Outside Air Unit</i> |            |                   |                |                    |                |             |                |          |
| No Component                                                                   | 20%        |                   |                |                    |                |             |                |          |
| Ventilation                                                                    |            |                   |                |                    |                |             |                |          |
| Distribution                                                                   |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                             | 100%       |                   |                | LIFE               | **             | 2-5         | \$5,500        |          |
| Exhaust Fans                                                                   |            |                   |                |                    |                |             |                |          |
| Roof                                                                           | 100%       |                   |                | 2041               | **             | 2           | \$200          |          |
| Energy Recovery Ventilator                                                     |            |                   |                |                    |                |             |                |          |
| No Component                                                                   | 80%        |                   |                |                    |                |             |                |          |
| Generic                                                                        | 20%        |                   |                | 2037               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridor Above Ceiling</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Unit Serving Classroom And Offices</i>                        |            |                   |                |                    |                |             |                |          |
| Plumbing                                                                       |            |                   |                |                    |                |             |                |          |
| H/C Water Piping                                                               |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                                   | 100%       |                   |                | 2059               | **             | 1           |                |          |
| Water Heater With Tanks                                                        |            |                   |                |                    |                |             |                |          |
| Electric                                                                       | 100%       |                   |                | 2032               | \$23,100       | 4           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Womens Toilet Room Above Ceiling</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One- 40 Gallons</i>                                           |            |                   |                |                    |                |             |                |          |
| 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        |          |

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

Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$574,400             |                       |
| Interior Architecture | \$163,900             | \$254,800             |
| Electrical            |                       | \$452,400             |
| Mechanical            | \$559,100             | \$505,100             |
| <b>Total</b>          | <b>\$1,297,400</b>    | <b>\$1,212,300</b>    |
| Importance Code A     | \$574,400             |                       |
| Importance Code B     | \$723,000             | \$1,212,300           |
| <b>Total</b>          | <b>\$1,297,400</b>    | <b>\$1,212,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$46,000         |                |                |                |
| Interior Architecture | \$138,000        |                | \$800          | \$1,700        |
| Electrical            | \$46,300         | \$500          | \$600          | \$700          |
| Mechanical            | \$37,700         | \$600          | \$2,400        | \$600          |
| Site Pavements        | \$4,100          |                |                |                |
| <b>Total</b>          | <b>\$272,100</b> | <b>\$1,100</b> | <b>\$3,800</b> | <b>\$2,900</b> |
| Importance Code A     | \$62,200         |                |                |                |
| Importance Code B     | \$153,300        | \$1,100        | \$3,800        | \$2,900        |
| Importance Code C     | \$56,600         |                |                |                |
| <b>Total</b>          | <b>\$272,100</b> | <b>\$1,100</b> | <b>\$3,800</b> | <b>\$2,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* 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 Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>                                                        |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 90%        | Now               | \$574,400      | LIFE               | **             | 5           | \$44,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout All Facades</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : All Facades</i>                                          |            |                   |                |                    |                |             |                |          |
| Masonry: Granite                                                       | 5%         |                   |                | LIFE               | **             | 5           | \$3,700        |          |
| Masonry: Limestone                                                     | 5%         | Now               | \$21,100       | LIFE               | **             | 5           | \$1,900        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Horizontal Bands, Portico And Cornice</i>                |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Horizontal Fascia Band</i>                         |            |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                         |            |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 100%       | Now               | \$23,100       | 2049               | **             | 5           | \$2,300        |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Entry Hall</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Classrooms</i>                                   |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>                                                            |            |                   |                |                    |                |             |                |          |
| Clay Tile                                                              | 97%        |                   |                | 2043               | **             | 10          | \$28,900       |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Northwest Corner Of Roof</i>                             |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                  | 3%         |                   |                | 2053               | **             | 10          | \$3,000        |          |
| <b>Soffits</b>                                                         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                     | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| <b>Interior</b>                                                        |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                          |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 10%        |                   |                | LIFE               | **             | 5           | \$11,800       |          |
| Ceramic Tile                                                           | 5%         |                   |                | 2042               | **             | 5           | \$1,300        |          |
| Marble Panels                                                          | 5%         | Now               | \$95,000       | LIFE               | **             | 5           | \$1,000        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair Nosings Between 2nd And 3rd Floors</i>             |            |                   |                |                    |                |             |                |          |
| Terrazzo                                                               | 10%        |                   |                | LIFE               | **             | 5           | \$4,200        |          |
| Vinyl Tile                                                             | 25%        | Now               | \$39,900       | 2038               | **             | 3           | \$2,500        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                     | 5%         |                   |                | 2028               | \$254,800      | 3           | \$700          |          |
| Wood                                                                   | 40%        | Now               | \$68,900       | 2048               | **             | 5           | \$10,100       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Second And Third Floor Classrooms</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Second And Third Floor Classrooms</i>                    |            |                   |                |                    |                |             |                |          |

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

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

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

**Interior**

**Interior Walls**

|                        |     |     |          |      |    |      |         |  |
|------------------------|-----|-----|----------|------|----|------|---------|--|
| Cast in Place Concrete | 5%  |     |          | LIFE | ** | 10   | \$5,100 |  |
| Concrete Masonry Unit  | 5%  |     |          | LIFE | ** | 5    | \$1,600 |  |
| Gypsum Board           | 10% |     |          | LIFE | ** | 5-10 | \$6,900 |  |
| Plaster                | 80% | Now | \$42,200 | LIFE | ** | 5    | \$9,700 |  |

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Third Floor Classrooms And Rear Stair*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Third Floor Classrooms And Rear Stair*

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

*Location : Stair And Third Floor Rooms*

**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 Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : Main Entry*

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

**Under 600 Volts**

**Service Equipment**

|               |      |     |          |      |    |   |  |  |
|---------------|------|-----|----------|------|----|---|--|--|
| Fused Disc Sw | 100% | 2-4 | \$16,200 | 2063 | ** | 5 |  |  |
|---------------|------|-----|----------|------|----|---|--|--|

*Suspect Water Damage, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : One Main Service Switch Rated At 400 Amperes*

**Switchgear / Switchboard**

|               |      |  |  |      |  |   |       |  |
|---------------|------|--|--|------|--|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2033 |  | 5 | \$100 |  |
|---------------|------|--|--|------|--|---|-------|--|

**Raceway**

|         |     |     |          |      |    |   |  |  |
|---------|-----|-----|----------|------|----|---|--|--|
| Conduit | 90% | 2-4 | \$12,400 | 2053 | ** | 1 |  |  |
|---------|-----|-----|----------|------|----|---|--|--|

*Corroded, Extent : Moderate, Area Affected : 50%*

*Location : Basement*

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 10% |  |  | 2043 | ** | 1 |  |  |
|---------|-----|--|--|------|----|---|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Mechanical Room*

*Explanation : 1 Panel - No Capacity Recorded For Panelboards*

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

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

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| 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                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insulation Aged.</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| 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              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| 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%               | Now                      | \$1,600               | 2033                      | \$8,100               |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                  | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                      | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>      |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE PHILOSOPHY HALL**  
**Asset # : 2076**

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                                                       |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Heat Exchanger, Shell & Tube                                                                                                         | 100%       |                   |                | 2036               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i>                                   |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                                                                    | 100%       | Now               | \$27,900       | 2033               | \$139,300      |             |                |          |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement: Steam Condensate Return System With Piping</i>                                                               |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 70%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Steam Traps Faulty, Extent : Severe, Area Affected : 100%</i>                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room - Two Master Steam Traps At Steam Condensate Return System</i>                                |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                   | 100%       |                   |                | 2031               | \$142,300      | 1           | \$5,200        |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Controls</b>                                                                                                                      |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                              | 100%       |                   |                | 2026               | \$499,800      |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| <b>Energy Source</b>                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                          | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Conversion Equipment</b>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Split Unit                                                                                                                           | 10%        |                   |                | 2028               | \$41,300       |             |                |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Outdoor Unit - Backyard, Indoor Unit - Basement Rooms</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Ducted Split Units, 3 Tons Each Approximately</i>                                                                   |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                                                                                     | 90%        |                   |                | 2026               | \$59,300       | 1           |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                                                   | 10%        |                   |                | LIFE               | **             | 2           | \$2,600        |          |
| No Component                                                                                                                         | 90%        |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>                                                                                                                   |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                                                   | 100%       |                   |                | LIFE               | **             | 2-5         | \$14,300       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Gravity Ventilation Ductwork</i>                                                                                    |            |                   |                |                    |                |             |                |          |

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

| Mechanical              |            | Current Repair                                                                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------|------------|----------------------------------------------------------------------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years)                                                                | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Ventilation</b>      |            |                                                                                  |                |                    |                |             |                |          |
| Exhaust Fans            |            |                                                                                  |                |                    |                |             |                |          |
| Interior                | 1%         |                                                                                  |                | 2028               | \$800          | 2           |                |          |
|                         |            | <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                  |                |                    |                |             |                |          |
|                         |            | <i>Location : Basement Mechanical Room - Ceiling</i>                             |                |                    |                |             |                |          |
| Wall Unit               | 15%        |                                                                                  |                | 2028               | \$1,100        | 2           | \$100          |          |
|                         |            | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                |                    |                |             |                |          |
|                         |            | <i>Location : Basement Mechanical Room, Toilet Room</i>                          |                |                    |                |             |                |          |
|                         |            | <i>Explanation : Location Noted</i>                                              |                |                    |                |             |                |          |
| No Component            | 84%        |                                                                                  |                |                    |                |             |                |          |
| <b>Plumbing</b>         |            |                                                                                  |                |                    |                |             |                |          |
| H/C Water Piping        |            |                                                                                  |                |                    |                |             |                |          |
| Brass/Copper            | 100%       |                                                                                  |                | 2033               | \$223,500      | 1           |                |          |
|                         |            | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                    |                |                    |                |             |                |          |
|                         |            | <i>Location : Throughout</i>                                                     |                |                    |                |             |                |          |
| Water Heater With Tanks |            |                                                                                  |                |                    |                |             |                |          |
| Electric                | 100%       |                                                                                  |                | 2028               | \$25,300       | 4           |                |          |
|                         |            | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                |                    |                |             |                |          |
|                         |            | <i>Location : Basement Mechanical Room</i>                                       |                |                    |                |             |                |          |
|                         |            | <i>Explanation : One - 50 Gallons</i>                                            |                |                    |                |             |                |          |
| Sanitary Piping         |            |                                                                                  |                |                    |                |             |                |          |
| Cast Iron               | 100%       |                                                                                  |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping      |            |                                                                                  |                |                    |                |             |                |          |
| Cast Iron               | 100%       |                                                                                  |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)            |            |                                                                                  |                |                    |                |             |                |          |
| Non-Submersible         | 100%       | Now                                                                              | \$3,500        | 2043               | **             | 4           | \$300          |          |
|                         |            | <i>Broken, Extent : Severe, Area Affected : 100%</i>                             |                |                    |                |             |                |          |
|                         |            | <i>Location : Basement Mechanical Room - Temporary Submersible Pump In Place</i> |                |                    |                |             |                |          |
| Fixtures                |            |                                                                                  |                |                    |                |             |                |          |
| Generic                 | 100%       |                                                                                  |                |                    |                |             |                |          |
| <b>Fire Suppression</b> |            |                                                                                  |                |                    |                |             |                |          |
| Sprinkler               |            |                                                                                  |                |                    |                |             |                |          |
| No Component            | 90%        |                                                                                  |                |                    |                |             |                |          |
| Generic                 | 10%        |                                                                                  |                | 2043               | **             | 1-2         | \$500          |          |
|                         |            | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                |                    |                |             |                |          |
|                         |            | <i>Location : Basement</i>                                                       |                |                    |                |             |                |          |
|                         |            | <i>Explanation : Location Noted</i>                                              |                |                    |                |             |                |          |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$805,900             | \$115,200             |
| Interior Architecture | \$316,800             | \$3,947,200           |
| Electrical            | \$136,500             | \$1,005,000           |
| Mechanical            | \$1,921,300           | \$2,194,300           |
| Site Enclosure        | \$66,200              |                       |
| <b>Total</b>          | <b>\$3,246,700</b>    | <b>\$7,261,700</b>    |
| Importance Code A     | \$805,900             | \$115,200             |
| Importance Code B     | \$2,384,400           | \$7,090,100           |
| Importance Code C     | \$56,400              | \$56,400              |
| <b>Total</b>          | <b>\$3,246,700</b>    | <b>\$7,261,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$96,100         |                 | \$3,400         |                 |
| Interior Architecture | \$75,900         |                 | \$4,000         | \$7,400         |
| Electrical            | \$20,200         | \$5,800         | \$7,500         | \$6,500         |
| Mechanical            | \$96,500         | \$5,800         | \$11,300        | \$17,600        |
| Site Pavements        | \$26,600         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$319,200</b> | <b>\$15,500</b> | <b>\$30,200</b> | <b>\$35,400</b> |
| Importance Code A     | \$96,200         |                 | \$3,500         |                 |
| Importance Code B     | \$155,600        | \$15,500        | \$26,600        | \$32,400        |
| Importance Code C     | \$67,400         |                 |                 | \$2,900         |
| <b>Total</b>          | <b>\$319,200</b> | <b>\$15,500</b> | <b>\$30,200</b> | <b>\$35,400</b> |



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

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

**Asset # : 2094**

| Architecture                                                                                                                                                                                                                                                                                                                                                                                                             | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                                                                                                                                                                                                                                                                                                    | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                                                                                                                                                                                                                                                                                                                                                                           |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                                                                                                                                                                                                                                                                                                                                                   | 10%            | Now               | \$64,100       | LIFE               | **             | 5           | \$27,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Throughout, Spandrels And Columns</i><br><i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i><br><i>Location : East Facade, West Facade</i><br><i>Water Penetration, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Brise Soleil On East Facade</i>                                                      |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                                                                                                                                                                                                                                                                                                                                                                           | 70%            | Now               | \$154,400      | LIFE               | **             | 5           | \$38,400       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i><br><i>Location : North And South Cantilevers</i><br><i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Throughout</i>                                                                                                                                                                                                        |                |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                                                                                                                                                                                                                                                                                                                                                                      | 5%             | Now               | \$27,400       | LIFE               | **             | 5           | \$2,100        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Various Locations</i>                                                                                                                                                                                                                                                                                                             |                |                   |                |                    |                |             |                |          |
| 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        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Penthouse</i>                                                                                                                                                                                                                                                                                                                     |                |                   |                |                    |                |             |                |          |
| Windows                                                                                                                                                                                                                                                                                                                                                                                                                  |                |                   |                |                    |                |             |                |          |
| Aluminum                                                                                                                                                                                                                                                                                                                                                                                                                 | 100%           | Now               | \$331,100      | 2058               | **             | 5           | \$3,600        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Throughout</i><br><i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i><br><i>Location : Throughout</i><br><i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Various Locations</i><br><i>Glazing Clouded, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Throughout</i> |                |                   |                |                    |                |             |                |          |
| Parapets                                                                                                                                                                                                                                                                                                                                                                                                                 |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                                                                                                                                                                                                                                                                                                                                                                   | 50%            | Now               | \$9,600        | LIFE               | **             | 5           | \$56,600       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i><br><i>Location : Throughout</i><br><i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i><br><i>Location : Throughout</i>                                                                                                                                                                                                                   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                                                                                                                                                                                                                                                                                                                                                                           | 20%            |                   |                | LIFE               | **             | 5-10        | \$15,000       |          |
| Metal Rail                                                                                                                                                                                                                                                                                                                                                                                                               | 30%            | Now               | \$4,300        | 2046               | **             | 5           | \$23,300       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i><br><i>Location : Over Penthouse</i>                                                                                                                                                                                                                                                                                                                |                |                   |                |                    |                |             |                |          |

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

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

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

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

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                         | 100%       | Now               | \$256,300      | 2043               | **             |             |                |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 20%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : North Side</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%       | Now               | \$33,800       | LIFE               | **             | 5           | \$58,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Carpet                                                                 | 2%         |                   |                | 2029               | \$22,300       | 3           | \$2,600        |          |
| Cast in Place Concrete                                                 | 5%         |                   |                | LIFE               | **             | 5           | \$14,100       |          |
| Ceramic Tile                                                           | 3%         |                   |                | 2042               | **             | 5           | \$1,900        |          |
| Panel/Paver: Bluestone                                                 | 3%         |                   |                | LIFE               | **             | 5           | \$2,900        |          |
| Terrazzo                                                               | 2%         |                   |                | LIFE               | **             | 5           | \$2,000        |          |
| Vinyl Tile                                                             | 50%        |                   |                | 2038               | **             | 3           | \$12,100       |          |
| Vinyl Tile 9" X 9"                                                     | 35%        | Now               | \$194,500      | 2028               | \$3,890,800    | 3           | \$8,500        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 80%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 5%         |                   |                | LIFE               | **             | 10          | \$24,500       |          |
| Ceramic Tile                                                           | 3%         |                   |                | 2042               | **             | 5           | \$5,900        |          |
| Concrete Masonry Unit                                                  | 72%        |                   |                | LIFE               | **             | 5           | \$112,800      |          |
| Gypsum Board                                                           | 10%        | Now               | \$5,400        | LIFE               | **             | 5           | \$11,700       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 2%         |                   |                | LIFE               | **             | 10          | \$1,200        |          |
| Mosaic Tile                                                            | 8%         |                   |                | LIFE               | **             | 10          | \$9,800        |          |

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

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                   | 65%               | Now                      | \$65,900              | 2046                      | **                    | 5                  | \$26,200              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Fourth Floor; Various Other Locations</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Fourth Floor</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$16,100              |                 |
| Gypsum Board                                                           | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$11,100              |                 |
| Plaster                                                                | 10%               | Now                      | \$3,800               | LIFE                      | **                    | 5                  | \$4,000               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Laboratory Area</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 100%              | 4+                       | \$66,200              | 2043                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East And West Sides Of Building</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 50%               | Now                      | \$1,200               | 2038                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                           | 50%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 50%               | Now                      | \$6,800               | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southwest Corner Of Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 50%               | Now                      | \$18,600              | 2038                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Of Building By Entrance</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction           | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2094**

| <b>Electrical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                       | 100%              |                          |                       | 2038                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room.</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Rated At 150 Kilovolt Ampere</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                             | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway                                                         | 10%               |                          |                       | 2031                      | \$14,100              | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Mechanical Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Feed Motor Control Center</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                        | 70%               |                          |                       | 2033                      | \$98,900              | 1                  |                       |                 |
| Conduit                                                        | 20%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                  | 10%               |                          |                       | 2032                      | \$17,500              | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Panelboards In Mechanical Room</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Capacity Recorded For Panelboards</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                               | 80%               |                          |                       | 2032                      | \$140,300             | 5                  | \$1,300               |                 |
| Molded Case Bkrs                                               | 10%               |                          |                       | 2041                      | **                    | 5                  | \$200                 |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                  | 70%               | 2-4                      | \$136,500             | 2058                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Insulation Aged.</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                  | 10%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| Thermoplastic                                                  | 20%               |                          |                       | 2033                      | \$39,000              | 1                  |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                | 40%               |                          |                       | 2031                      | \$46,700              | 5                  | \$200                 |                 |
| Locally Mounted                                                | 20%               |                          |                       | 2046                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center                                           | 40%               |                          |                       | 2031                      | \$115,400             | 5                  | \$700                 |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                        | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,800               |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                             | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                 | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Enclosure</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Outside The Building</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2094**

| <b>Electrical</b>            | <b>Current Repair</b> |                                                                                                               |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                                                      | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power Batteries     |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                                                                                                               |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                                    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Generator Enclosure</i>                                                                         |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Outside The Building</i>                                                                     |                       |                           |                       |                    |                       |                 |
| Fuel Storage Day Tank        | 100%                  |                                                                                                               |                       | 2049                      | **                    | 5                  |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                  |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Generator Enclosure</i>                                                                         |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : One 700 Gallon Fuel Tank, The Generator Is Also Supplied From The Energy/ Central Plant.</i> |                       |                           |                       |                    |                       |                 |
| Lighting                     |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%                   |                                                                                                               |                       | 2038                      | **                    | 10                 | \$28,400              |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                                                                     |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 30%                   |                                                                                                               |                       | 2033                      |                       | 10                 | \$17,100              |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                                                                     |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%                   |                                                                                                               |                       | 2028                      |                       | 10                 | \$11,400              |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                                                                     |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%                   |                                                                                                               |                       | 2033                      |                       | 1                  | \$18,600              |                 |
| Exit, Battery                | 50%                   |                                                                                                               |                       | 2028                      |                       | 10                 | \$2,100               |                 |
| Exterior Lighting            |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| HID                          | 3%                    |                                                                                                               |                       | 2033                      |                       | 10                 | \$8,500               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Building Exterior.</i>                                                                          |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Controlled Via Photocell.</i>                                                                |                       |                           |                       |                    |                       |                 |
| HID                          | 5%                    |                                                                                                               |                       | 2041                      | **                    | 10                 |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Roof</i>                                                                                        |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Controlled Via Photocell</i>                                                                 |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 2%                    |                                                                                                               |                       | 2028                      |                       | 2                  | \$6,500               |                 |
| No Component                 | 90%                   |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Alarm                        |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Security System              |                       |                                                                                                               |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                                                               |                       | 2033                      |                       | 1                  | \$23,100              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                  |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                                                                     |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : CCTV Surveillance Cameras</i>                                                                |                       |                           |                       |                    |                       |                 |

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

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

**Asset # : 2094**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100% 2041 \* \* 1-3 \$38,200

*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.*

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

**Heating**

Energy Source

Electricity

2% 2053 \* \* 1

HTHW/HW

98% 2043 \* \* 1

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : Supplied From Campus Heating Plant*

**Conversion Equipment**

Heat Exchanger, Shell & Tube

98% 2036 \* \*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant. For Air Handler, Hydronic Heating Via Heat Exchanger And Domestic Hot Water Heating*

Radiant Heater

2% 2038 \* \* 2 \$600

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement - Rooms B2, B7*

*Explanation : Electric Unit Heaters*

**Distribution**

Ductwork/Diffusers

30% LIFE \* \* 2-5 \$16,400

Hot Wtr Piping/Pump

40% 2032 \$52,900 4 \$1,800

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Throughout*

Steam Piping/Pump

30% Now \$14,500 2033 \$145,400

*Leak Evident, Extent : Moderate, Area Affected : 100%*

*Location : Penthouse*

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Throughout*

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

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

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

| Mechanical                                                                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                                                       |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                                                                          | 50%        | Now               | \$28,500       | 2028               | \$569,500      | 1           | \$17,200       |          |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse - Heating Coils Leaking</i>                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Convector/Radiator                                                                                                                   | 50%        |                   |                | 2031               | \$247,500      | 1           | \$10,000       |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <b>Controls</b>                                                                                                                      |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                              | 90%        |                   |                | 2026               | \$1,564,400    |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |            |                   |                |                    |                |             |                |          |
| Pneumatic                                                                                                                            | 10%        | Now               | \$117,000      | 2038               | **             |             |                |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                                                                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse - Air Handling Unit Controls</i>                                                                             |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                                              |            |                   |                |                    |                |             |                |          |
| <b>Energy Source</b>                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                          | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <b>Conversion Equipment</b>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Campus Chilled Water                                                                                                                 | 1%         |                   |                | 2042               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.</i>           |            |                   |                |                    |                |             |                |          |
| Int Pkg Unit - Heating/Cooling                                                                                                       | 1%         |                   |                | 2027               | \$9,900        | 2           |                |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller                                                                                                          | 1%         |                   |                | 2028               | \$8,900        | 1           | \$300          |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                                                                                          |            |                   |                |                    |                |             |                |          |
| Split Unit                                                                                                                           | 2%         |                   |                | 2028               | \$28,700       |             |                |          |
| Window/Wall Unit                                                                                                                     | 64%        |                   |                | 2028               | \$146,700      | 1           |                |          |
| Window/Wall Unit                                                                                                                     | 31%        |                   |                | 2026               | \$71,100       | 1           |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                  |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                                                  |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                                                                                               | 1%         |                   |                | 2033               | \$1,000        | 4           |                |          |
| <i>Not in Service, Extent : Light, Area Affected : 20%</i>                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse - Abandoned In Place</i>                                                                                     |            |                   |                |                    |                |             |                |          |
| No Component                                                                                                                         | 99%        |                   |                |                    |                |             |                |          |

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

| <b>Mechanical</b>                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Air Conditioning</b>                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower                                                                                                  | 1%                |                          |                       | 2027                      | \$3,100               | 2                  | \$600                 |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                         | 99%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$54,700              |                 |
| <b>Exhaust Fans</b>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                                                                             | 95%               | Now                      | \$76,500              | 2028                      | \$255,000             | 2                  | \$1,400               |                 |
| <i>Malfunctioning, Extent : Light, Area Affected : 50%</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse - 2 Units</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Penthouse</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Wall Unit                                                                                                            | 5%                |                          |                       | 2038                      | **                    | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Room B7</i>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                                         | 100%              |                          |                       | 2033                      | \$777,300             | 1                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater With Tanks</b>                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                                                             | 100%              |                          |                       | 2026                      | \$92,400              | 4                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Quantity: 1, 225 Gallons, Dual Domestic Water Heater - Electric / Steam Built-in Heat Exchanger</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                                            | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                                            | 100%              | Now                      | \$21,300              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sump Pump(s)</b>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Submersible                                                                                                          | 100%              |                          |                       | 2024                      | \$1,900               | 4                  | \$2,000               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backflow Preventer</b>                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                         | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                              | 20%               |                          |                       | 2033                      | \$5,400               | 1                  | \$800                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Sprinkler System Service</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2094**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                    |                | <b>Maintenance</b>    |                    |                       |                 |
|--------------------|-----------------------|-----------------------|--------------------------|--------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                        | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Plumbing           |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
| Fixtures           |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
|                    | Generic               | 100%                  |                          |                                                              |                |                       |                    |                       |                 |
| Vertical Transport |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
| Elevators          |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
|                    | Geared Traction       | 100%                  |                          |                                                              | LIFE           |                       | * *                |                       |                 |
|                    |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                |                       |                    |                       |                 |
|                    |                       |                       |                          | <i>Location : Basement To 4th Floor</i>                      |                |                       |                    |                       |                 |
|                    |                       |                       |                          | <i>Explanation : One Unit</i>                                |                |                       |                    |                       |                 |
| Fire Suppression   |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
| Standpipe          |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
|                    | Generic               | 100%                  |                          |                                                              | 2043           |                       | * *                | 1-5                   | \$31,200        |
| Sprinkler          |                       |                       |                          |                                                              |                |                       |                    |                       |                 |
|                    | No Component          | 80%                   |                          |                                                              |                |                       |                    |                       |                 |
|                    | Generic               | 20%                   |                          |                                                              | 2043           |                       | * *                | 1-2                   | \$3,500         |
|                    |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                |                       |                    |                       |                 |
|                    |                       |                       |                          | <i>Location : Basement</i>                                   |                |                       |                    |                       |                 |
|                    |                       |                       |                          | <i>Explanation : Location Noted</i>                          |                |                       |                    |                       |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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** :

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$463,200             |
| Mechanical            |                       | \$160,700             |
| <b>Total</b>          |                       | <b>\$623,900</b>      |
| Importance Code A     |                       | \$463,200             |
| Importance Code B     |                       | \$160,700             |
| <b>Total</b>          |                       | <b>\$623,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$400           |                | \$29,800        |                |
| Interior Architecture | \$34,300        |                | \$1,100         | \$400          |
| Electrical            | \$600           | \$600          | \$600           | \$500          |
| Mechanical            | \$4,300         | \$600          | \$1,400         | \$600          |
| <b>Total</b>          | <b>\$39,700</b> | <b>\$1,200</b> | <b>\$33,000</b> | <b>\$1,500</b> |
| Importance Code A     | \$2,100         | \$300          | \$30,100        | \$300          |
| Importance Code B     | \$33,300        | \$900          | \$2,900         | \$1,000        |
| Importance Code C     | \$4,300         |                |                 | \$100          |
| <b>Total</b>          | <b>\$39,700</b> | <b>\$1,200</b> | <b>\$33,000</b> | <b>\$1,500</b> |



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

**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE RECEIVING BLDG**  
**Asset # : 14799**

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                  | 95%               |                          |                       | 2053                      | **                    | 5-10               | \$463,200             |                 |
| Metal Coiling Doors          | 5%                |                          |                       | 2046                      | **                    | 5                  | \$11,100              |                 |
| <b>Windows</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                     | 95%               |                          |                       | 2049                      | **                    | 5                  | \$800                 |                 |
| Metal Louvers                | 5%                |                          |                       | 2042                      | **                    | 10                 | \$300                 |                 |
| <b>Roof</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                  | 95%               |                          |                       | 2046                      | **                    | 10                 | \$24,300              |                 |
| Skylight, Plastic            | 5%                |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <b>Interior</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete       | 80%               |                          |                       | LIFE                      | **                    | 5                  | \$30,000              |                 |
| Ceramic Tile                 | 5%                |                          |                       | 2042                      | **                    | 5                  | \$400                 |                 |
| Vinyl Tile                   | 15%               |                          |                       | 2038                      | **                    | 3                  | \$500                 |                 |
| <b>Interior Walls</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                 | 5%                |                          |                       | 2042                      | **                    | 5                  | \$300                 |                 |
| Concrete Masonry Unit        | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$2,100               |                 |
| Gypsum Board                 | 50%               |                          |                       | LIFE                      | **                    | 5-10               | \$5,000               |                 |
| <b>Ceilings</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In         | 20%               |                          |                       | 2046                      | **                    | 5                  | \$1,900               |                 |
| Exposed Struc: Steel         | 80%               |                          |                       | LIFE                      | **                    | 10                 | \$15,000              |                 |
| <b>Site Enclosure</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket              | 100%              |                          |                       | 2053                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete       | 100%              |                          |                       | 2046                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>      |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                         | 100%              |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                | 100%              |                          |                       | 2055                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                   | 100%              |                          |                       | 2059                      | **                    | 1                  |                       |                 |

**Ground**

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

| <b>Electrical</b>                        |                   | <b>Current Repair</b>                                                                                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>             | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>                            |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Generic             | 100%              |                                                                                                                |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <b>Lighting</b>                          |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent         | 60%               |                                                                                                                |                       | 2038                      | **                    | 10                 | \$3,200               |                 |
|                                          |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                                            |                       |                           |                       |                    |                       |                 |
|                                          |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
| LED                                      | 40%               |                                                                                                                |                       | 2038                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                   |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                       | 50%               |                                                                                                                |                       | 2038                      | **                    | 10                 | \$700                 |                 |
| Exit, Battery                            | 50%               |                                                                                                                |                       | 2038                      | **                    | 10                 | \$200                 |                 |
| <b>Exterior Lighting</b>                 |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| LED                                      | 10%               |                                                                                                                |                       | 2038                      | **                    |                    |                       |                 |
| No Component                             | 90%               |                                                                                                                |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>              |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling<br>Generic             | 100%              |                                                                                                                |                       | 2068                      | **                    | 5                  | \$100                 |                 |
| <b>Alarm</b>                             |                   |                                                                                                                |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic               | 100%              |                                                                                                                |                       | 2038                      | **                    | 1                  | \$2,100               |                 |
| Fire/Smoke Detection<br>Generic, Digital | 100%              |                                                                                                                |                       | 2038                      | **                    | 1-3                | \$3,500               |                 |
|                                          |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                   |                       |                           |                       |                    |                       |                 |
|                                          |                   | <i>Location : Throughout The Building</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                                          |                   | <i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                                                                  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                               | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                                                                                                        |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas | 100%              |                                                                                                        |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                                                                                                        |                       |                           |                       |                    |                       |                 |
| Furnace                      | 100%              | Now                                                                                                    | \$1,700               | 2038                      | **                    | 1                  | \$2,500               |                 |
|                              |                   | <i>Controller Not Working, Extent : Moderate, Area Affected : 40%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor, 3 Units</i>                                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                                                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Gas Fired Unit Heaters And Duct-mounted Gas Furnace Downstream Int. Packaged Unit</i> |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>              |                   |                                                                                                        |                       |                           |                       |                    |                       |                 |
| Digital                      | 100%              |                                                                                                        |                       | 2028                      | \$160,700             |                    |                       |                 |
| <b>Air Conditioning</b>      |                   |                                                                                                        |                       |                           |                       |                    |                       |                 |

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



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

**Asset # : 14799**

| Mechanical<br>System<br>Component<br>Type                       | Current Repair |                      | Future Replacement |            | Maintenance    |                | Priority |
|-----------------------------------------------------------------|----------------|----------------------|--------------------|------------|----------------|----------------|----------|
|                                                                 | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| Air Conditioning                                                |                |                      |                    |            |                |                |          |
| Energy Source                                                   |                |                      |                    |            |                |                |          |
| Electricity                                                     | 30%            |                      |                    | 2055       | **             | 1              |          |
| No Component                                                    | 70%            |                      |                    |            |                |                |          |
| Conversion Equipment                                            |                |                      |                    |            |                |                |          |
| Interior Pkg Unit -<br>Cooling                                  | 30%            |                      |                    | 2034       | **             | 2              | \$100    |
| <i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i> |                |                      |                    |            |                |                |          |
| <i>Location : Mechanical Room</i>                               |                |                      |                    |            |                |                |          |
| No Component                                                    | 70%            |                      |                    |            |                |                |          |
| Distribution                                                    |                |                      |                    |            |                |                |          |
| Ductwork/Diffusers                                              | 30%            |                      |                    | LIFE       | **             | 2              | \$2,800  |
| No Component                                                    | 70%            |                      |                    |            |                |                |          |
| Ventilation                                                     |                |                      |                    |            |                |                |          |
| Distribution                                                    |                |                      |                    |            |                |                |          |
| Ductwork/Diffusers                                              | 100%           |                      |                    | LIFE       | **             | 2-5            | \$5,100  |
| Exhaust Fans                                                    |                |                      |                    |            |                |                |          |
| Interior                                                        | 100%           |                      |                    | 2041       | **             | 2              | \$200    |
| Plumbing                                                        |                |                      |                    |            |                |                |          |
| H/C Water Piping                                                |                |                      |                    |            |                |                |          |
| Brass/Copper                                                    | 100%           |                      |                    | 2059       | **             | 1              |          |
| Water Heater With Tanks                                         |                |                      |                    |            |                |                |          |
| Gas Fired                                                       | 100%           |                      |                    | 2028       | \$16,700       | 2              |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                      |                    |            |                |                |          |
| <i>Location : Mechanical Room</i>                               |                |                      |                    |            |                |                |          |
| <i>Explanation : One- 65 Gallons</i>                            |                |                      |                    |            |                |                |          |
| Sanitary Piping                                                 |                |                      |                    |            |                |                |          |
| Cast Iron                                                       | 100%           |                      |                    | LIFE       | **             | 1              |          |
| Storm Drain Piping                                              |                |                      |                    |            |                |                |          |
| Cast Iron                                                       | 100%           |                      |                    | LIFE       | **             | 1              |          |
| Backflow Preventer                                              |                |                      |                    |            |                |                |          |
| Generic                                                         | 100%           |                      |                    | 2038       | **             | 1              | \$400    |
| Fixtures                                                        |                |                      |                    |            |                |                |          |
| Generic                                                         | 100%           |                      |                    |            |                |                |          |
| Fire Suppression                                                |                |                      |                    |            |                |                |          |
| Sprinkler                                                       |                |                      |                    |            |                |                |          |
| Generic                                                         | 100%           |                      |                    | 2059       | **             | 1-2            | \$1,600  |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$188,100             | \$116,300             |
| Electrical            | \$58,500              | \$232,900             |
| Mechanical            | \$1,459,700           | \$1,712,000           |
| <b>Total</b>          | <b>\$1,706,300</b>    | <b>\$2,061,200</b>    |
| Importance Code A     | \$188,100             | \$116,300             |
| Importance Code B     | \$1,518,200           | \$1,944,900           |
| <b>Total</b>          | <b>\$1,706,300</b>    | <b>\$2,061,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$18,900         | \$900           |                  |                 |
| Interior Architecture | \$180,900        |                 | \$9,500          | \$3,800         |
| Electrical            | \$10,600         | \$5,500         | \$6,700          | \$5,800         |
| Mechanical            | \$172,600        | \$25,800        | \$81,000         | \$59,100        |
| Site Pavements        | \$17,200         |                 |                  |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$408,100</b> | <b>\$40,100</b> | <b>\$105,100</b> | <b>\$76,600</b> |
| Importance Code A     | \$18,900         | \$900           |                  |                 |
| Importance Code B     | \$335,800        | \$39,200        | \$105,100        | \$74,800        |
| Importance Code C     | \$53,500         |                 |                  | \$1,800         |
| <b>Total</b>          | <b>\$408,100</b> | <b>\$40,100</b> | <b>\$105,100</b> | <b>\$76,600</b> |



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

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

| Architecture           | Current Repair                                                       |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|----------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                           | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>        |                                                                      |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                                                                      |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 85%                                                                  |                   |                | LIFE               | **             | 5           | \$119,200      |          |
|                        | <i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Masonry: Limestone     | 10%                                                                  |                   |                | LIFE               | **             | 5           | \$10,500       |          |
| Metal Panel            | 3%                                                                   |                   |                | 2043               | **             | 5-10        | \$14,500       |          |
| Granite Panels         | 2%                                                                   |                   |                | LIFE               | **             | 5           | \$2,100        |          |
|                        | <i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| <b>Windows</b>         |                                                                      |                   |                |                    |                |             |                |          |
| Aluminum               | 95%                                                                  | Now               | \$128,500      | 2041               | **             | 5           | \$4,600        |          |
|                        | <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Windows</i>                                    |                   |                |                    |                |             |                |          |
| Metal Louvers          | 5%                                                                   |                   |                | 2042               | **             | 10          | \$3,000        |          |
| <b>Parapets</b>        |                                                                      |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 75%                                                                  |                   |                | LIFE               | **             | 5-10        | \$3,400        |          |
|                        | <i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Masonry: Limestone     | 5%                                                                   |                   |                | LIFE               | **             | 5-10        | \$400          |          |
|                        | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Metal Rail             | 20%                                                                  |                   |                | 2050               | **             | 5-10        | \$2,400        |          |
|                        | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| <b>Roof</b>            |                                                                      |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 10%                                                                  |                   |                | LIFE               | **             | 10          | \$5,900        |          |
|                        | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Modified Bitumen       | 80%                                                                  |                   |                | 2041               | **             | 10          | \$28,300       |          |
|                        | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Single Ply Membrane    | 8%                                                                   |                   |                | 2033               |                | 10          | \$2,800        |          |
| Skylight, Metal/Glass  | 2%                                                                   |                   |                | 2043               | **             | 10          | \$2,400        |          |
| <b>Soffits</b>         |                                                                      |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 100%                                                                 |                   |                | LIFE               | **             | 5           | \$6,900        |          |
|                        | <i>Paint Peeling, Extent : Light, Area Affected : 25%</i>            |                   |                |                    |                |             |                |          |
|                        | <i>Location : Entry Door Canopy On North Elevation</i>               |                   |                |                    |                |             |                |          |

**Interior**

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

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

| Architecture                                                                | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                       | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                                    |                |                   |                |                    |                |             |                |          |
| Floors                                                                      |                |                   |                |                    |                |             |                |          |
| Carpet                                                                      | 3%             |                   |                | 2032               | \$41,700       | 3           | \$3,600        |          |
| Cast in Place Concrete                                                      | 15%            | Now               | \$20,100       | LIFE               | **             | 5           | \$26,400       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : North End Of Mechanical Room</i>                              |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                                | 5%             |                   |                | 2042               | **             | 5           | \$4,000        |          |
| Quarry Tile                                                                 | 3%             |                   |                | 2046               | **             | 5           | \$3,600        |          |
| Terrazzo                                                                    | 10%            |                   |                | LIFE               | **             | 5           | \$12,600       |          |
| Vinyl Tile                                                                  | 64%            |                   |                | 2038               | **             | 3           | \$19,300       |          |
| Interior Walls                                                              |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                                | 5%             |                   |                | 2042               | **             | 5           | \$3,600        |          |
| Concrete Masonry Unit                                                       | 35%            |                   |                | LIFE               | **             | 5           | \$19,900       |          |
| Gypsum Board                                                                | 15%            |                   |                | LIFE               | **             | 5-10        | \$18,100       |          |
| Masonry: Brick                                                              | 5%             |                   |                | LIFE               | **             | 10          | \$1,100        |          |
| Plaster                                                                     | 40%            | Now               | \$13,500       | LIFE               | **             | 5           | \$8,500        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Corridor</i>                                             |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Corridor Adjacent To Windows</i>                         |                |                   |                |                    |                |             |                |          |
| Ceilings                                                                    |                |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                        | 2%             | Now               | \$15,200       | 2053               | **             | 5           | \$1,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Lobby/ Corridors</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Lobby And Stairwell</i>                                       |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                        | 58%            | Now               | \$37,900       | 2053               | **             | 5           | \$23,300       |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Corridor</i>                                             |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                     | 15%            | Now               | \$35,300       | LIFE               | **             | 5           | \$1,900        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Concrete Beam In Basement Crawl Space Under Main Building</i> |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Crawl Space Beams Under Main Building</i>            |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Areas In Basements</i>                                |                |                   |                |                    |                |             |                |          |
| Plaster                                                                     | 25%            | Now               | \$29,900       | LIFE               | **             | 5           | \$12,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Playhouse Lobby Area And Main Corridor</i>                    |                |                   |                |                    |                |             |                |          |
| Site Enclosure                                                              |                |                   |                |                    |                |             |                |          |
| Fence/Gates                                                                 |                |                   |                |                    |                |             |                |          |
| Chain Link                                                                  | 100%           |                   |                | 2043               | **             |             |                |          |
| Free Standing Walls                                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                              | 100%           |                   |                | 2053               | **             |             |                |          |
| Site Pavements                                                              |                |                   |                |                    |                |             |                |          |

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

|                                                                   |      |     |         |      |  |    |  |  |
|-------------------------------------------------------------------|------|-----|---------|------|--|----|--|--|
| Cast in Place Concrete                                            | 100% | Now | \$2,100 | 2046 |  | ** |  |  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i> |      |     |         |      |  |    |  |  |
| <i>Location : Various Entry Stairs</i>                            |      |     |         |      |  |    |  |  |

## Parking/Driveway

|                                                                   |      |     |          |      |  |    |  |  |
|-------------------------------------------------------------------|------|-----|----------|------|--|----|--|--|
| Asphalt                                                           | 100% | 0-2 | \$15,100 | 2042 |  | ** |  |  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> |      |     |          |      |  |    |  |  |
| <i>Location : East Side Of Building By Loading Dock</i>           |      |     |          |      |  |    |  |  |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>  |      |     |          |      |  |    |  |  |
| <i>Location : East Side Of Building By Loading Dock</i>           |      |     |          |      |  |    |  |  |
| <i>Explanation : Vegetation Growth</i>                            |      |     |          |      |  |    |  |  |

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

## Under 600 Volts

## 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, Extent : N/A, Area Affected : 100%*

*Location : Panels Throughout The Building*

*Explanation : No Capacity Recorded For Panelboards*

|                  |     |  |  |      |          |   |       |  |
|------------------|-----|--|--|------|----------|---|-------|--|
| 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 |  |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |  |    |   |  |
| <i>Location : Throughout The Building</i>                       |     |     |          |      |  |    |   |  |

|               |     |  |  |      |          |   |  |  |
|---------------|-----|--|--|------|----------|---|--|--|
| 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 Drive | 20% |  |  | 2050 | **       |   |       |  |

## Ground

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

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

| Electrical            | Current Repair |                   |                                                                        | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|------------------------------------------------------------------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost                                                         | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Ground                |                |                   |                                                                        |                    |                |             |                |          |
| Grounding Devices     |                |                   |                                                                        |                    |                |             |                |          |
| Generic               | 100%           |                   |                                                                        | LIFE               | **             | 5           | \$1,700        |          |
| Stand-by Power        |                |                   |                                                                        |                    |                |             |                |          |
| Transfer Switches     |                |                   |                                                                        |                    |                |             |                |          |
| Under Construction    | 100%           |                   |                                                                        |                    |                |             |                |          |
| Lighting              |                |                   |                                                                        |                    |                |             |                |          |
| Interior Lighting     |                |                   |                                                                        |                    |                |             |                |          |
| Fluorescent           | 20%            |                   |                                                                        | 2038               | **             | 10          | \$10,800       |          |
|                       |                |                   | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout The Building</i>                              |                    |                |             |                |          |
| Fluorescent           | 50%            |                   |                                                                        | 2038               | **             | 10          | \$27,000       |          |
|                       |                |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout The Building</i>                              |                    |                |             |                |          |
| Fluorescent           | 10%            |                   |                                                                        | 2038               | **             | 10          | \$5,400        |          |
|                       |                |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout The Building</i>                              |                    |                |             |                |          |
| HID                   | 10%            |                   |                                                                        | 2033               |                |             | \$68,000       | 10       |
| Incandescent          | 5%             |                   |                                                                        | 2041               | **             | 2           |                | \$100    |
| LED                   | 5%             |                   |                                                                        | 2041               | **             |             |                |          |
| Egress Lighting       |                |                   |                                                                        |                    |                |             |                |          |
| Emergency, Service    | 50%            |                   |                                                                        | 2038               | **             | 1           |                |          |
| Exit, Service         | 25%            | Now               | \$600                                                                  | 2038               | **             | 1           |                |          |
|                       |                |                   | <i>Not Functioning, Extent : Light, Area Affected : 10%</i>            |                    |                |             |                |          |
|                       |                |                   | <i>Location : Throughout The Building</i>                              |                    |                |             |                |          |
| Exit, Battery         | 25%            |                   |                                                                        | 2038               | **             | 10          | \$1,000        |          |
| Exterior Lighting     |                |                   |                                                                        |                    |                |             |                |          |
| Fluorescent           | 1%             |                   |                                                                        | 2028               |                |             | \$2,300        | 10       |
|                       |                |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                    |                |             |                |          |
|                       |                |                   | <i>Location : Canpoies</i>                                             |                    |                |             |                |          |
| HID                   | 4%             |                   |                                                                        | 2038               | **             | 10          |                |          |
|                       |                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                    |                |             |                |          |
|                       |                |                   | <i>Location : Building Perimeter</i>                                   |                    |                |             |                |          |
|                       |                |                   | <i>Explanation : Controlled Via Photocell</i>                          |                    |                |             |                |          |
| HID                   | 4%             |                   |                                                                        | 2028               |                |             | \$10,700       | 10       |
|                       |                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                    |                |             |                |          |
|                       |                |                   | <i>Location : Building Perimeter</i>                                   |                    |                |             |                |          |
|                       |                |                   | <i>Explanation : Controlled Via Photocell</i>                          |                    |                |             |                |          |
| Incandescent          | 1%             | Now               | \$3,100                                                                | 2043               | **             | 2           |                |          |
|                       |                |                   | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>         |                    |                |             |                |          |
|                       |                |                   | <i>Location : Terrace</i>                                              |                    |                |             |                |          |
| No Component          | 90%            |                   |                                                                        |                    |                |             |                |          |
| Alarm                 |                |                   |                                                                        |                    |                |             |                |          |

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

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

## Alarm

Security System  
Generic

100%      2038      \* \*      1      \$22,000  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100%      2038      \* \*      1-3      \$36,200  
*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.*

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

## Heating

Energy Source  
HTHW/HW

70%    Now      \$3,200      2043      \* \*      1  
*Leak Evident, Extent : Severe, Area Affected : 100%*  
*Location : Basement Water Heater Area Above Sump Pump, Leaky Valve*  
*Other Observation, Extent : N/A, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Supplied From Campus Heating Plant, Missing Insulation*

Natural Gas

30%      2043      \* \*      1

Conversion Equipment

Heat Exchanger, Shell &  
Tube

70%      2036      \* \*  
*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%

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

| Mechanical                                                                                                                                                                  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                                                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                                                                                                     |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                                                                                                |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                                                                                          | 30%        | 0-2               | \$71,100       | LIFE               | **             | 2-5         | \$9,800        |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                                                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room, Penthouse Mechanical Room - Supply Fans Near Ductwork</i>                                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room, Penthouse Mechanical Room, Deteriorated / Missing Insulation</i>                                                                           |            |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                                                                                                           | 70%        | Now               | \$45,100       | 2033               | \$225,300      |             |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                                                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement By Steam Generator</i>                                                                                                                               |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>                                                                                                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                                                         |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                                                                                                            |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                                                                                                                 | 40%        | 0-2               | \$60,500       | 2028               | \$302,600      | 1           | \$13,100       |          |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                                                                                                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Casing</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Damaged, Extent : Moderate, Area Affected : 100%</i>                                                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room, Penthouse Mechanical Room - Two Units, Supply Fan Access Doors And Casings Joints</i>                                                      |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room, Penthouse Mechanical Room - 2 Units</i>                                                                                                    |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                                                                                                          | 30%        |                   |                | 2038               | **             | 1           | \$5,700        |          |
| Convactor/Radiator                                                                                                                                                          | 30%        | 0-2               | \$2,000        | 2031               | \$98,600       | 1           | \$5,100        |          |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 30%</i>                                                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations - Self-contained Thermostatic Valves</i>                                                                                                    |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                                                         |            |                   |                |                    |                |             |                |          |
| Controls                                                                                                                                                                    |            |                   |                |                    |                |             |                |          |
| Digital                                                                                                                                                                     | 70%        |                   |                | 2026               | \$808,100      |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor And Digital Controls For Rooftop Units</i> |            |                   |                |                    |                |             |                |          |
| Pneumatic                                                                                                                                                                   | 30%        | Now               | \$233,100      | 2038               | **             |             |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Except Assembly Rooms</i>                                                                                                                          |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                                                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                                                                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pneumatic Room Thermostats And Air Handlers Controls</i>                                                                                                   |            |                   |                |                    |                |             |                |          |
| Air Conditioning                                                                                                                                                            |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                                                                                               |            |                   |                |                    |                |             |                |          |
| Electricity                                                                                                                                                                 | 100%       |                   |                | 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.

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

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



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

| Mechanical                     | Current Repair |                   |                                                                 | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------|----------------|-------------------|-----------------------------------------------------------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total     | Fail Date (Years) | Estimated Cost                                                  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Air Conditioning</b>        |                |                   |                                                                 |                    |                |             |                |          |
| Conversion Equipment           |                |                   |                                                                 |                    |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 30%            |                   |                                                                 | 2028               | \$289,400      | 2           | \$1,100        |          |
|                                |                |                   | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |          |
|                                |                |                   | <i>Location : Roof</i>                                          |                    |                |             |                |          |
|                                |                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                    |                |             |                |          |
|                                |                |                   | <i>Location : Roof</i>                                          |                    |                |             |                |          |
|                                |                |                   | <i>Explanation : 2 Units, 80 Tons Approximately Total</i>       |                    |                |             |                |          |
| Split Unit                     | 10%            |                   |                                                                 | 2033               | \$136,400      |             |                |          |
|                                |                |                   | <i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i> |                    |                |             |                |          |
|                                |                |                   | <i>Location : Roof</i>                                          |                    |                |             |                |          |
| Window/Wall Unit               | 60%            |                   |                                                                 | 2028               | \$130,500      | 1           |                |          |
| <b>Distribution</b>            |                |                   |                                                                 |                    |                |             |                |          |
| Ductwork/Diffusers             | 30%            | Now               | \$37,800                                                        | LIFE               | * *            | 2           | \$22,900       |          |
|                                |                |                   | <i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>    |                    |                |             |                |          |
|                                |                |                   | <i>Location : From Main Roof To Assembly Rooms</i>              |                    |                |             |                |          |
| No Component                   | 70%            |                   |                                                                 |                    |                |             |                |          |
| <b>Ventilation</b>             |                |                   |                                                                 |                    |                |             |                |          |
| <b>Distribution</b>            |                |                   |                                                                 |                    |                |             |                |          |
| Ductwork/Diffusers             | 70%            |                   |                                                                 | LIFE               | * *            | 2-5         | \$36,300       |          |
| No Component                   | 30%            |                   |                                                                 |                    |                |             |                |          |
| <b>Exhaust Fans</b>            |                |                   |                                                                 |                    |                |             |                |          |
| Interior                       | 63%            |                   |                                                                 | 2028               | \$160,400      | 2           | \$1,100        |          |
|                                |                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |          |
|                                |                |                   | <i>Location : Basement Fan Room, Penthouse Mechanical Room</i>  |                    |                |             |                |          |
| Roof                           | 5%             | Now               | \$5,600                                                         | 2043               | * *            | 2           | \$100          |          |
|                                |                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |          |
|                                |                |                   | <i>Location : Roof</i>                                          |                    |                |             |                |          |
|                                |                |                   | <i>Unit Inoperable, Extent : Moderate, Area Affected : 100%</i> |                    |                |             |                |          |
|                                |                |                   | <i>Location : Roof - 3 Small Fans</i>                           |                    |                |             |                |          |
| Wall Unit                      | 2%             |                   |                                                                 | 2033               | \$500          | 2           |                |          |
|                                |                |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                    |                |             |                |          |
|                                |                |                   | <i>Location : Basement, 1st Floor Mens Toilet Room</i>          |                    |                |             |                |          |
|                                |                |                   | <i>Explanation : Location Noted</i>                             |                    |                |             |                |          |
| No Component                   | 30%            |                   |                                                                 |                    |                |             |                |          |
| <b>Plumbing</b>                |                |                   |                                                                 |                    |                |             |                |          |
| <b>H/C Water Piping</b>        |                |                   |                                                                 |                    |                |             |                |          |
| Brass/Copper                   | 50%            |                   |                                                                 | 2043               | * *            | 1           |                |          |
| Brass/Copper                   | 50%            |                   |                                                                 | 2033               | \$368,700      | 1           |                |          |
|                                |                |                   | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                    |                |             |                |          |
|                                |                |                   | <i>Location : Various Locations</i>                             |                    |                |             |                |          |

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

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

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

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

| Mechanical                                                                                                                |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Water Heater With Tanks<br>Electric                                                                                       | 100%       |                   |                | 2026               | \$46,200       | 4           |                |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Water Heater Area - 1 Of 2, 225 Gallons</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Water Heater Area</i>                                                                              |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Water Heater Area</i>                                                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One - 120 Gallons</i>                                                                                    |            |                   |                |                    |                |             |                |          |
| Sanitary Piping<br>Cast Iron                                                                                              | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping<br>Cast Iron                                                                                           | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)<br>Non-Submersible                                                                                           | 25%        |                   |                | 2028               | \$2,900        | 4           | \$500          |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Water Heater Area</i>                                                                              |            |                   |                |                    |                |             |                |          |
| Non-Submersible                                                                                                           | 75%        | Now               | \$8,600        | 2043               | **             | 4           | \$900          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement - Water Heater Area, Fan Room</i>                                                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 3 Units Removed, Temporary Submersible Pumps In Place, No Evidence Of Replacement Activities On Site</i> |            |                   |                |                    |                |             |                |          |
| Fixtures                                                                                                                  |            |                   |                |                    |                |             |                |          |
| Generic                                                                                                                   | 100%       |                   |                |                    |                |             |                |          |
| Vertical Transport                                                                                                        |            |                   |                |                    |                |             |                |          |
| Elevators<br>Hydraulic                                                                                                    | 100%       |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Freight: 1st Floor To Roof, Passenger: 1st To 3rd Floor</i>                                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units - 1 Freight And 1 Passenger</i>                                                                  |            |                   |                |                    |                |             |                |          |
| Fire Suppression                                                                                                          |            |                   |                |                    |                |             |                |          |
| Standpipe<br>Generic                                                                                                      | 100%       |                   |                | 2043               | **             | 1-5         | \$29,600       |          |
| Sprinkler<br>No Component<br>Generic                                                                                      | 40%        |                   |                | 2043               | **             | 1-2         | \$9,900        |          |
| Chemical System<br>Wet                                                                                                    | 100%       |                   |                | 2026               | \$286,900      | 1-3         | \$334,400      |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Kitchen</i>                                                                                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 12Ft x 6Ft Hood</i>                                                                                      |            |                   |                |                    |                |             |                |          |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$373,600             |                       |
| Interior Architecture |                       | \$346,400             |
| Electrical            |                       | \$243,100             |
| Mechanical            | \$401,000             | \$455,500             |
| <b>Total</b>          | <b>\$774,600</b>      | <b>\$1,045,000</b>    |
| Importance Code A     | \$373,600             |                       |
| Importance Code B     | \$401,000             | \$1,045,000           |
| <b>Total</b>          | <b>\$774,600</b>      | <b>\$1,045,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$24,500         |                | \$4,000        |                |
| Interior Architecture | \$57,500         |                | \$2,400        | \$1,600        |
| Electrical            | \$9,500          | \$800          | \$1,100        | \$900          |
| Mechanical            | \$69,800         | \$1,100        | \$1,900        | \$900          |
| Site Pavements        | \$1,800          |                |                |                |
| <b>Total</b>          | <b>\$163,100</b> | <b>\$1,900</b> | <b>\$9,300</b> | <b>\$3,400</b> |
| Importance Code A     | \$24,500         |                | \$4,000        |                |
| Importance Code B     | \$118,800        | \$1,900        | \$5,400        | \$3,400        |
| Importance Code C     | \$19,800         |                |                |                |
| <b>Total</b>          | <b>\$163,100</b> | <b>\$1,900</b> | <b>\$9,300</b> | <b>\$3,400</b> |



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

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

| Architecture                                                         | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                      |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                       | 85%            |                   |                | LIFE               | **             | 5           | \$24,400       |          |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone                                                   | 10%            |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Metal Panel                                                          | 5%             |                   |                | 2053               | **             | 5-10        | \$4,900        |          |
| <b>Windows</b>                                                       |                |                   |                |                    |                |             |                |          |
| Aluminum                                                             | 98%            | Now               | \$373,600      | 2058               | **             | 5           | \$4,000        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                  |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                        | 2%             |                   |                | 2042               | **             | 10          | \$1,000        |          |
| <b>Parapets</b>                                                      |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                       | 80%            |                   |                | LIFE               | **             | 5-10        | \$13,100       |          |
| Metal Panel                                                          | 5%             |                   |                | 2053               | **             | 5           | \$500          |          |
| Metal Rail                                                           | 15%            |                   |                | 2046               | **             | 5-10        | \$6,500        |          |
| <b>Roof</b>                                                          |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                     | 100%           |                   |                | 2041               | **             | 10          | \$13,300       |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                       |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 100%           |                   |                | LIFE               | **             | 5           |                |          |
| <b>Interior</b>                                                      |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                        |                |                   |                |                    |                |             |                |          |
| Carpet                                                               | 10%            |                   |                | 2032               | \$37,000       | 3           | \$3,200        |          |
| Cast in Place Concrete                                               | 15%            |                   |                | LIFE               | **             | 5           | \$14,000       |          |
| Mosaic Tile                                                          | 5%             |                   |                | 2046               | **             | 5           | \$2,700        |          |
| Terrazzo                                                             | 10%            |                   |                | LIFE               | **             | 5           | \$3,300        |          |
| Vinyl Tile                                                           | 60%            | Now               | \$17,300       | 2033               | \$346,400      | 3           | \$4,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Corridors</i>                                  |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                | 95%            |                   |                | LIFE               | **             | 5           | \$31,500       |          |
| Gypsum Board                                                         | 5%             |                   |                | LIFE               | **             | 5-10        | \$3,500        |          |

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

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                     | 6%                | Now                      | \$2,000               | 2038                      | **                    | 5                  | \$600                 |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 305</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                     | 24%               |                          |                       | 2038                      | **                    | 5                  | \$5,100               |                 |
| AcousTileSusp.Lay-In                                                  | 30%               | Now                      | \$2,100               | 2038                      | **                    | 5                  | \$3,200               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Corridor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                               | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$5,400               |                 |
| Plaster                                                               | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$7,400               |                 |
| <b>Site Enclosure</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 100%              |                          |                       | 2068                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 15%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                                | 85%               | 0-2                      | \$1,800               | 2046                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance Stair</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>Electrical</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                    | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                    | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                    | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                               | 50%               |                          |                       | 2033                      | \$12,600              | 1                  |                       |                 |
| Conduit                                                               | 50%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                      | 50%               |                          |                       | 2032                      | \$19,500              | 5                  | \$200                 |                 |
| Molded Case Bkrs                                                      | 50%               |                          |                       | 2049                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                         | 30%               | 2-4                      | \$8,400               | 2058                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                         | 20%               |                          |                       | 2033                      | \$5,600               | 1                  |                       |                 |
| Thermoplastic                                                         | 50%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |

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

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

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

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

| <b>Electrical</b>                                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                         | 50%               |                          |                       | 2046                      | **                    | 5                  |                       |                 |
| Locally Mounted                                                                         | 50%               |                          |                       | 2031                      | \$35,000              | 5                  |                       |                 |
| <b>Ground</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                 | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$400                 |                 |
| <b>Stand-by Power</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                                             | 100%              |                          |                       | 2033                      | \$208,100             | 10                 | \$13,100              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                                      | 50%               |                          |                       | 2033                      | \$4,300               | 1                  |                       |                 |
| Exit, Service                                                                           | 25%               |                          |                       | 2033                      | \$1,500               | 1                  |                       |                 |
| Exit, Battery                                                                           | 25%               |                          |                       | 2033                      | \$4,900               | 10                 | \$200                 |                 |
| <b>Exterior Lighting</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                     | 8%                |                          |                       | 2033                      | \$5,200               | 10                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                                            | 2%                |                          |                       | 2028                      | \$1,500               | 2                  |                       |                 |
| No Component                                                                            | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                        | 100%              |                          |                       | 2038                      | **                    | 1-3                | \$8,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                      | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>      |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Shell & Tube                                                                                                         | 100%              |                          |                       | 2036                      |                       | **                 |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room</i>                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 100%              | Now                      | \$22,400              | 2033                      | \$111,800             |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor - Missing / Deteriorating</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor, Other Locations</i>                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 90%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 50%</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 100%              | Now                      | \$2,300               | 2031                      | \$114,200             | 1                  | \$4,200               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3rd Floor Stair Landing, Room M305</i>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Missing Heating Element</i>                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 100%              | Now                      | \$40,100              | 2026                      | \$401,000             |                    |                       |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 100%</i>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room - Air Compressor Defective, Temporary Compressor In Place</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout - No Front End Communication</i>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2041                      |                       | **                 |                       | 1               |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                                                                                           | 5%                |                          |                       | 2038                      |                       | **                 |                       |                 |
| Window/Wall Unit                                                                                                                     | 95%               |                          |                       | 2028                      | \$50,200              |                    |                       | 1               |
| <hr/>                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 100%              |                          |                       | LIFE                      |                       | **                 | 2-5                   | \$12,600        |

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

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

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

| <b>Mechanical</b>       |                                                               | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------------|---------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>           | <b>Component Type</b>                                         | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>      |                                                               |                       |                          |                           |                |                       |                    |                       |
|                         | Exhaust Fans                                                  |                       |                          |                           |                |                       |                    |                       |
|                         | Roof                                                          | 95%                   |                          |                           | 2033           | \$25,700              | 2                  | \$400                 |
|                         | Wall Unit                                                     | 5%                    |                          |                           | 2028           | \$300                 | 2                  |                       |
|                         | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                       |                          |                           |                |                       |                    |                       |
|                         | <i>Location : 1st Floor Mechanical Room</i>                   |                       |                          |                           |                |                       |                    |                       |
|                         | <i>Explanation : Location Noted</i>                           |                       |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>         |                                                               |                       |                          |                           |                |                       |                    |                       |
|                         | H/C Water Piping                                              |                       |                          |                           |                |                       |                    |                       |
|                         | Brass/Copper                                                  | 100%                  |                          |                           | 2033           | \$179,300             | 1                  |                       |
|                         | <i>On Extended Life, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |
|                         | <i>Location : Throughout</i>                                  |                       |                          |                           |                |                       |                    |                       |
|                         | 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                  | \$500                 |
|                         | <i>On Extended Life, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |
|                         | <i>Location : 1st Floor Mechanical Room</i>                   |                       |                          |                           |                |                       |                    |                       |
|                         | Fixtures                                                      |                       |                          |                           |                |                       |                    |                       |
|                         | Generic                                                       | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b> |                                                               |                       |                          |                           |                |                       |                    |                       |
|                         | Standpipe                                                     |                       |                          |                           |                |                       |                    |                       |
|                         | Generic                                                       | 100%                  |                          |                           | 2043           | **                    | 1-5                | \$7,200               |
|                         | Sprinkler                                                     |                       |                          |                           |                |                       |                    |                       |
|                         | No Component                                                  | 90%                   |                          |                           |                |                       |                    |                       |
|                         | Generic                                                       | 10%                   |                          |                           | 2043           | **                    | 1-2                | \$400                 |

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

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

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$261,200             |                       |
| Interior Architecture | \$56,100              | \$304,100             |
| Electrical            |                       | \$498,100             |
| Mechanical            | \$1,012,200           | \$482,500             |
| Site Enclosure        | \$59,900              | \$102,800             |
| <b>Total</b>          | <b>\$1,389,500</b>    | <b>\$1,387,600</b>    |
| Importance Code A     | \$261,200             |                       |
| Importance Code B     | \$1,072,100           | \$1,284,700           |
| Importance Code C     | \$56,100              | \$102,800             |
| <b>Total</b>          | <b>\$1,389,500</b>    | <b>\$1,387,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$88,400         |                |                 |                |
| Interior Architecture | \$137,900        |                | \$5,200         | \$3,700        |
| Electrical            | \$3,000          | \$2,600        | \$3,400         | \$2,600        |
| Mechanical            | \$15,200         | \$900          | \$5,600         | \$900          |
| Site Pavements        | \$2,400          |                |                 |                |
| <b>Total</b>          | <b>\$246,900</b> | <b>\$3,400</b> | <b>\$14,300</b> | <b>\$7,100</b> |
| Importance Code A     | \$88,400         |                |                 |                |
| Importance Code B     | \$128,300        | \$3,400        | \$14,300        | \$7,100        |
| Importance Code C     | \$30,200         |                |                 |                |
| <b>Total</b>          | <b>\$246,900</b> | <b>\$3,400</b> | <b>\$14,300</b> | <b>\$7,100</b> |



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

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

**Asset # : 2064**

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Exterior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 5%                | Now                      | \$17,100              | LIFE                      | **                    | 5                  | \$14,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 85%               | Now                      | \$199,500             | LIFE                      | **                    | 5                  | \$49,600              |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Facade At Doorway</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North And South Facade</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Limestone                                                    | 5%                | Now                      | \$22,400              | LIFE                      | **                    | 5                  | \$2,200               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entrance Surround</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Horizontal Band</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors                                                   | 5%                | 4+                       | \$6,100               | 2038                      | **                    | 5                  | \$4,600               |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Doors Located On South &amp; East Elevations</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Door Located On East Elevation</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                              | 98%               | Now                      | \$61,800              | 2049                      | **                    | 5                  | \$6,600               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers                                                         | 2%                |                          |                       | 2042                      | **                    | 10                 | \$1,700               |                 |
| <b>Parapets</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 90%               |                          |                       | LIFE                      | **                    | 5-10               | \$40,200              |                 |
| Pre-Cast Concrete                                                     | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$8,200               |                 |
| <b>Roof</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen                                                      | 100%              | 4+                       | \$4,300               | 2041                      | **                    |                    |                       |                 |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 50%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Roof</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Limestone                                                    | 100%              |                          |                       | LIFE                      | **                    | 5                  |                       |                 |

**Interior**

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

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

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

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

**Asset # : 2064**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 8%                | Now                      | \$5,900               | LIFE                      | **                    | 5                  | \$7,700               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations Throughout The Basement</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 2036                      | **                    | 5                  | \$2,200               |                 |
| Terrazzo                                                               | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,400               |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Traffic Topping                                                        | 15%               |                          |                       | 2041                      | **                    | 5                  | \$8,300               |                 |
| Vinyl Tile                                                             | 63%               | 0-2                      | \$37,500              | 2038                      | **                    | 3                  | \$10,400              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile 9" X 9"                                                     | 4%                |                          |                       | 2028                      | \$304,100             | 3                  | \$900                 |                 |
| <i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor Stairwell</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 15%               | Now                      | \$9,300               | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 33%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$5,000               |                 |
| Gypsum Board                                                           | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$7,100               |                 |
| Masonry: Brick                                                         | 10%               |                          |                       | LIFE                      | **                    | 10                 | \$1,200               |                 |
| Masonry: Fieldstone                                                    | 5%                | Now                      | \$56,100              | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bluestone Areaway Copings Throughout</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Broken Or Missing Elements</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 45%               |                          |                       | LIFE                      | **                    | 5-10               | \$15,900              |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 50%               | Now                      | \$7,200               | 2046                      | **                    | 5                  | \$11,000              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations Throughout 2nd Floor</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations Throughout 2nd Floor</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 15%               | Now                      | \$48,400              | LIFE                      | **                    | 5                  | \$1,000               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beams In Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 35%               | Now                      | \$9,200               | LIFE                      | **                    | 5                  | \$9,600               |                 |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel Pipe Rail                                                        | 100%              |                          |                       | 2043                      | **                    | 5                  | \$102,800             |                 |

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

**Asset # : 2064**

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

Site Enclosure

Retaining Walls

|                                                                        |     |     |          |      |     |  |  |  |
|------------------------------------------------------------------------|-----|-----|----------|------|-----|--|--|--|
| Cast in Place Concrete                                                 | 20% |     |          | 2053 | * * |  |  |  |
| Masonry: Fieldstone                                                    | 80% | Now | \$59,900 | 2053 | * * |  |  |  |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |     |     |          |      |     |  |  |  |
| <i>Location : Exterior Site Stair</i>                                  |     |     |          |      |     |  |  |  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |     |     |          |      |     |  |  |  |
| <i>Location : Exterior Site Stair</i>                                  |     |     |          |      |     |  |  |  |

Site Pavements

On-Site Walkways

|                                                                       |     |     |         |      |     |  |  |  |
|-----------------------------------------------------------------------|-----|-----|---------|------|-----|--|--|--|
| Cast in Place Concrete                                                | 90% | Now | \$1,200 | 2046 | * * |  |  |  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |     |     |         |      |     |  |  |  |
| <i>Location : Exterior Site Stair</i>                                 |     |     |         |      |     |  |  |  |
| Masonry: Granite                                                      | 10% | Now | \$1,200 | LIFE | * * |  |  |  |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |     |     |         |      |     |  |  |  |
| <i>Location : Main Entry Stairs</i>                                   |     |     |         |      |     |  |  |  |

Parking/Driveway

|         |      |  |  |      |     |  |  |  |
|---------|------|--|--|------|-----|--|--|--|
| Asphalt | 100% |  |  | 2042 | * * |  |  |  |
|---------|------|--|--|------|-----|--|--|--|

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

Under 600 Volts

Service Equipment

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Transformers

|                                                              |      |  |  |      |     |   |       |  |
|--------------------------------------------------------------|------|--|--|------|-----|---|-------|--|
| Dry Type                                                     | 100% |  |  | 2038 | * * | 5 | \$100 |  |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |      |  |  |      |     |   |       |  |
| <i>Location : Electrical Room</i>                            |      |  |  |      |     |   |       |  |
| <i>Explanation : One Rated At 30 Kilovolt Ampere</i>         |      |  |  |      |     |   |       |  |

Switchgear / Switchboard

|                    |      |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|
| Under Construction | 100% |  |  |  |  |  |  |  |
|--------------------|------|--|--|--|--|--|--|--|

Raceway

|         |     |  |  |      |     |   |  |  |
|---------|-----|--|--|------|-----|---|--|--|
| Conduit | 90% |  |  | 2043 | * * | 1 |  |  |
| Conduit | 10% |  |  | 2053 | * * | 1 |  |  |

Panelboards

|                  |     |  |  |      |     |   |       |  |
|------------------|-----|--|--|------|-----|---|-------|--|
| Molded Case Bkrs | 80% |  |  | 2041 | * * | 5 | \$600 |  |
| Molded Case Bkrs | 20% |  |  | 2049 | * * | 5 | \$100 |  |

Wiring

|               |     |  |  |      |     |   |  |  |
|---------------|-----|--|--|------|-----|---|--|--|
| Thermoplastic | 90% |  |  | 2043 | * * | 1 |  |  |
| Thermoplastic | 10% |  |  | 2053 | * * | 1 |  |  |

Motor Controllers

|                 |      |  |  |      |          |   |       |  |
|-----------------|------|--|--|------|----------|---|-------|--|
| Locally Mounted | 100% |  |  | 2031 | \$70,000 | 5 | \$200 |  |
|-----------------|------|--|--|------|----------|---|-------|--|

Ground

Grounding Devices

|         |      |  |  |      |     |   |       |  |
|---------|------|--|--|------|-----|---|-------|--|
| Generic | 100% |  |  | LIFE | * * | 5 | \$800 |  |
|---------|------|--|--|------|-----|---|-------|--|

Stand-by Power

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

**Asset # : 2064**

| <b>Electrical</b>                                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                                             | 95%               |                          |                       | 2033                      | \$378,000             | 10                 | \$23,800              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controlled Via Photocell</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                            | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                 | 100%              |                          |                       | 2033                      | \$50,100              | 1                  | \$10,200              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                        | 100%              |                          |                       | 2038                      | **                    | 1-3                | \$16,800              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                                  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                                            | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Campus Heating Plant</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Shell & Tube                                                                       | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam Generator, High Temperature Water Heat Source From Campus Heating Plant</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2064**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 100%              |                          |                       | 2033                      | \$213,700             |                    |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 100%              |                          |                       | 2031                      | \$218,300             | 1                  | \$8,800               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 100%              |                          |                       | 2026                      | \$766,600             |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Campus Chilled Water                                                                                                                 | 1%                |                          |                       | 2042                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Chilled Water Connection To Building In Basement Provided For Future Expansion, Not Connected.</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling                                                                                                          | 49%               | 0-2                      | \$143,400             | 2043                      | **                    | 2                  | \$700                 |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Quantity: 2, 20 Tons Each.</i>                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                                                                     | 50%               |                          |                       | 2028                      | \$50,600              | 1                  |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 50%               |                          |                       | LIFE                      | **                    | 2                  | \$22,200              |                 |
| No Component                                                                                                                         | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                                                                   | 5%                |                          |                       | LIFE                      | **                    | 2-5                | \$1,200               |                 |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Electrical Room Ventilation</i>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 95%               |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2064**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                                                                | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|----------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                          | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Ventilation</b>           |                   |                          |                                                                |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                   |                          |                                                                |                           |                       |                    |                       |                 |
| Interior                     | 5%                |                          |                                                                | 2041                      | **                    | 2                  |                       |                 |
|                              |                   |                          | <i>Recent Installation, Extent : N/A, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement - Electrical Room Ventilation</i>       |                           |                       |                    |                       |                 |
| Wall Unit                    | 5%                |                          |                                                                | 2028                      | \$600                 | 2                  |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement Shop</i>                                |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Location Noted</i>                            |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                          |                                                                |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                   |                          |                                                                |                           |                       |                    |                       |                 |
| H/C Water Piping             |                   |                          |                                                                |                           |                       |                    |                       |                 |
| Brass/Copper                 | 50%               |                          |                                                                | 2043                      | **                    | 1                  |                       |                 |
| Galvanized Steel             | 50%               | Now                      | \$102,200                                                      | 2046                      | **                    | 1                  |                       |                 |
|                              |                   |                          | <i>Corroded, Extent : Severe, Area Affected : 70%</i>          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>On Extended Life, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Various Locations</i>                            |                           |                       |                    |                       |                 |
| Sanitary Piping              |                   |                          |                                                                |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |                                                                | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                   |                          |                                                                |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              | Now                      | \$9,400                                                        | LIFE                      | **                    | 1                  |                       |                 |
|                              |                   |                          | <i>Blockage /Clogged, Extent : Severe, Area Affected : 50%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Roof</i>                                         |                           |                       |                    |                       |                 |
| 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Mechanical        |                       | \$303,700             |
| Site Pavements    | \$478,100             |                       |
| <b>Total</b>      | <b>\$478,100</b>      | <b>\$303,700</b>      |
| Importance Code A |                       | \$101,400             |
| Importance Code B |                       | \$202,300             |
| Importance Code C | \$478,100             |                       |
| <b>Total</b>      | <b>\$478,100</b>      | <b>\$303,700</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$35,400         |                | \$3,400         |                |
| Interior Architecture | \$86,900         |                | \$3,100         | \$1,000        |
| Electrical            | \$1,200          | \$900          | \$1,100         | \$900          |
| Mechanical            | \$5,100          | \$1,000        | \$25,500        | \$1,000        |
| Site Enclosure        | \$12,600         |                |                 |                |
| <b>Total</b>          | <b>\$141,100</b> | <b>\$1,900</b> | <b>\$33,100</b> | <b>\$2,800</b> |
| Importance Code A     | \$35,800         | \$500          | \$3,900         | \$500          |
| Importance Code B     | \$64,800         | \$1,400        | \$29,200        | \$2,400        |
| Importance Code C     | \$40,500         |                |                 |                |
| <b>Total</b>          | <b>\$141,100</b> | <b>\$1,900</b> | <b>\$33,100</b> | <b>\$2,800</b> |



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



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

**Asset # : 2068**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 80%        |                   |                | LIFE               | **             | 5           | \$37,900       |          |
| <i>Graffiti, Extent : Light, Area Affected : 5%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : East Elevation</i>                                       |            |                   |                |                    |                |             |                |          |
| Metal: Cage/Fence                                                      | 10%        |                   |                | 2038               | **             | 5           | \$10,400       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : East Elevation</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually A Fire Escape Stair</i>              |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 10%        | Now               | \$15,000       | 2046               | **             | 5           | \$5,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Fascia On Gable Ends</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Fascia On Gable Ends</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 40%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Fascia On Gable Ends</i>                                 |            |                   |                |                    |                |             |                |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 98%        |                   |                | 2049               | **             | 5           | \$2,700        |          |
| Metal Louvers                                                          | 2%         |                   |                | 2042               | **             | 10          | \$300          |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle                                                        | 100%       |                   |                | 2036               | **             | 10          | \$3,400        |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 100%       |                   |                | 2038               | **             | 5           | \$2,700        |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Underside Of Awning At Front Entrance</i>                |            |                   |                |                    |                |             |                |          |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 20%        |                   |                | LIFE               | **             | 5           | \$11,400       |          |
| <i>Repairs in Progress, Extent : N/A, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor</i>                                          |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%         | Now               | \$3,600        | 2042               | **             | 5           | \$300          |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Toilet</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Toilet</i>                                      |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 60%        | Now               | \$42,200       | 2038               | **             | 3           | \$2,900        |          |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Wood                                                                   | 15%        |                   |                | 2061               | **             | 5           | \$3,700        |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**BRONX COMMUNITY COLLEGE SNOW HALL**  
**Asset # : 2068**

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 10%               | Now                      | \$12,200              | LIFE                      |                       | **                 |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                 | 5%                |                          |                       | LIFE                      |                       | **                 | \$700                 |                 |
| Gypsum Board                                                          | 85%               |                          |                       | LIFE                      |                       | **                 | \$23,800              |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                     | 20%               |                          |                       | 2046                      |                       | **                 | \$2,600               |                 |
| Exposed Struc: Concrete                                               | 20%               |                          |                       | LIFE                      |                       | **                 | \$3,300               |                 |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                               | 60%               | 0-2                      | \$4,600               | LIFE                      |                       | **                 | \$4,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor By Fire Stair Door</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                            | 100%              |                          |                       | 2043                      |                       | **                 |                       |                 |
| <b>Free Standing Walls</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 100%              | Now                      | \$12,600              | 2043                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance To Ramp On Northwest Corner Of Property</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Coping Stones Over Ramp Walls</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 100%              |                          |                       | 2038                      |                       | **                 |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 85%               |                          |                       | 2038                      |                       | **                 |                       |                 |
| Pavers/Stone                                                          | 15%               |                          |                       | 2036                      |                       | **                 |                       |                 |
| <b>Parking/Driveway</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 100%              | Now                      | \$478,100             | 2048                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 70%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Potholes, Extent : Moderate, Area Affected : 10%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 70%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Vegetation Growth</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

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

**Asset # : 2068**

| <b>Electrical</b>                   | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                              |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|-------------------------------------|-----------------------|--------------------------|------------------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>        | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>              |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Service Equipment<br>Not Accessible | 100%                  |                          |                                                                        |                |                       |                    |                       |                 |
| <b>Raceway</b>                      |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Conduit                             | 100%                  |                          |                                                                        | 2053           | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                  |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Molded Case Bkrs                    | 100%                  |                          |                                                                        | 2049           | **                    | 5                  | \$300                 |                 |
| <b>Wiring</b>                       |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Thermoplastic                       | 100%                  |                          |                                                                        | 2053           | **                    | 1                  |                       |                 |
| <b>Ground</b>                       |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Grounding Devices<br>Generic        | 100%                  |                          |                                                                        | LIFE           | **                    | 5                  | \$300                 |                 |
| <b>Lighting</b>                     |                       |                          |                                                                        |                |                       |                    |                       |                 |
| <b>Interior Lighting</b>            |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Fluorescent                         | 25%                   |                          |                                                                        | 2038           | **                    | 10                 | \$2,200               |                 |
|                                     |                       |                          | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                |                       |                    |                       |                 |
| Fluorescent                         | 25%                   |                          |                                                                        | 2038           | **                    | 10                 | \$2,200               |                 |
|                                     |                       |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                |                       |                    |                       |                 |
| Fluorescent                         | 10%                   |                          |                                                                        | 2038           | **                    | 10                 | \$900                 |                 |
|                                     |                       |                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                |                       |                    |                       |                 |
| LED                                 | 40%                   |                          |                                                                        | 2041           | **                    |                    |                       |                 |
| <b>Egress Lighting</b>              |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Emergency, Battery                  | 50%                   |                          |                                                                        | 2038           | **                    | 10                 | \$1,200               |                 |
| Exit, Battery                       | 50%                   |                          |                                                                        | 2038           | **                    | 10                 | \$300                 |                 |
| <b>Exterior Lighting</b>            |                       |                          |                                                                        |                |                       |                    |                       |                 |
| HID                                 | 8%                    |                          |                                                                        | 2038           | **                    | 10                 |                       |                 |
|                                     |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Building Perimeter</i>                                   |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Explanation : Controlled Via Photocell</i>                          |                |                       |                    |                       |                 |
| LED                                 | 2%                    |                          |                                                                        | 2041           | **                    |                    |                       |                 |
|                                     |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Building Perimeter</i>                                   |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Explanation : Controlled Via Photocell</i>                          |                |                       |                    |                       |                 |
| No Component                        | 90%                   |                          |                                                                        |                |                       |                    |                       |                 |
| <b>Alarm</b>                        |                       |                          |                                                                        |                |                       |                    |                       |                 |
| <b>Security System</b>              |                       |                          |                                                                        |                |                       |                    |                       |                 |
| Generic                             | 100%                  |                          |                                                                        | 2041           | **                    | 1                  | \$3,700               |                 |
|                                     |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Location : Throughout The Building</i>                              |                |                       |                    |                       |                 |
|                                     |                       |                          | <i>Explanation : CCTV Surveillance Cameras</i>                         |                |                       |                    |                       |                 |

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

**Asset # : 2068**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2041

\*\*

1-3

\$6,000

*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.*

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

**Heating**

Energy Source

Fuel Oil No 2

100%

2043

\*\*

5

\$3,000

*Buried Tank(s), Extent : Light, Area Affected : 100%*

*Location : Building Exterior; 1 Tank, 1000 Gallons*

Conversion Equipment

Hot Water Boiler

100%

2031

\$101,400

1

\$4,800

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

*Location : Basement - Boiler Room*

*Explanation : Quantity: 1, 704 Mbh Net*

Distribution

Hot Wtr Piping/Pump

75%

2032

\$15,700

4

\$500

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Basement, 2nd And 3rd Floor*

Hot Wtr Piping/Pump

25%

2041

\*\*

4

\$200

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : Location Noted*

Terminal Devices

Convactor/Radiator

75%

2031

\$58,600

1

\$2,400

*On Extended Life, Extent : Light, Area Affected : 100%*

*Location : Basement, 2nd And 3rd Floor*

Convactor/Radiator

25%

2038

\*\*

1

\$800

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : Location Noted*

Controls

Electrical

100%

2028

\$53,100

**Air Conditioning**

Energy Source

Electricity

50%

2041

\*\*

1

No Component

50%

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

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

| <b>Mechanical</b>                                                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                                                     | 40%               | Now                      | \$1,800               | 2028                      | \$90,700              |                    |                       |                 |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 50%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Condensing Units - Building Exterior; Indoor Units - Mechanical Rooms</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Condensing Units - Building Exterior; Indoor Units - Mechanical Rooms</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Ducted Systems Serving 1st Floor And 2nd Floor Office / Conference Spaces</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                               | 15%               |                          |                       | 2028                      | \$5,400               | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                   | 45%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                             | 40%               |                          |                       | LIFE                      | **                    | 2                  | \$6,400               |                 |
| No Component                                                                                   | 60%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                                             | 30%               |                          |                       | LIFE                      | **                    | 2-5                | \$2,600               |                 |
| No Component                                                                                   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                                                 | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Toilet Exhaust</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                   | 100%              |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| <b>Water Heater With Tanks</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                                       | 100%              |                          |                       | 2026                      | \$23,100              | 4                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 50%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Water Heater Room</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One- 50 Gallons</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                                        | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement - Boiler Room</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Location Noted</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                      | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                      | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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

**Asset # : 2068**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                                                              | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                     | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing          | Backflow Preventer    |                       |                                                              |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                                                              |                           | 2028           | \$4,300               | 1                  | \$600                 |
|                   |                       |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Location : 1st Floor - Reduced Pressure Zone Closet</i>   |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Explanation : Location Noted</i>                          |                           |                |                       |                    |                       |
|                   | Fixtures              |                       |                                                              |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                                                              |                           |                |                       |                    |                       |
| Fire Suppression  | Sprinkler             |                       |                                                              |                           |                |                       |                    |                       |
|                   | No Component          | 75%                   |                                                              |                           |                |                       |                    |                       |
|                   | Generic               | 25%                   |                                                              |                           | 2043           | **                    | 1-2                | \$700                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$120,000             |                       |
| Interior Architecture | \$61,600              | \$1,231,800           |
| Electrical            |                       | \$276,300             |
| Mechanical            | \$546,400             | \$635,700             |
| Site Pavements        | \$109,000             |                       |
| <b>Total</b>          | <b>\$837,000</b>      | <b>\$2,143,800</b>    |
| Importance Code A     | \$120,000             |                       |
| Importance Code B     | \$608,000             | \$2,143,800           |
| Importance Code C     | \$109,000             |                       |
| <b>Total</b>          | <b>\$837,000</b>      | <b>\$2,143,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|----------------|-----------------|
| Exterior Architecture | \$93,800         |                |                |                 |
| Interior Architecture | \$220,300        |                | \$400          | \$8,900         |
| Electrical            | \$2,500          | \$2,400        | \$2,700        | \$2,400         |
| Mechanical            | \$1,400          | \$1,200        | \$900          | \$1,200         |
| Site Enclosure        | \$48,400         |                |                |                 |
| Site Pavements        | \$49,500         |                |                |                 |
| <b>Total</b>          | <b>\$415,800</b> | <b>\$3,600</b> | <b>\$4,100</b> | <b>\$12,500</b> |
| Importance Code A     | \$93,800         |                |                |                 |
| Importance Code B     | \$151,300        | \$3,600        | \$4,100        | \$12,500        |
| Importance Code C     | \$170,800        |                |                |                 |
| <b>Total</b>          | <b>\$415,800</b> | <b>\$3,600</b> | <b>\$4,100</b> | <b>\$12,500</b> |



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

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

**Asset # : 2065**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 85%               | Now                      | \$68,200              | LIFE                      | **                    | 5                  | \$42,400              |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Facade At Main Entrance</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brownstone                                                    | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,700               |                 |
| Masonry: Fieldstone                                                    | 10%               | Now                      | \$49,800              | LIFE                      | **                    | 5                  | \$3,700               |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North &amp; South</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                               | 100%              | 4+                       | \$42,100              | 2041                      | **                    | 5                  | \$2,300               |                 |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parapets</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood Cornice                                                           | 100%              |                          |                       | 2053                      | **                    | 5-10               | \$32,600              |                 |
| <b>Roof</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                            | 95%               |                          |                       | 2046                      | **                    | 10                 | \$51,800              |                 |
| Single Ply Membrane                                                    | 5%                |                          |                       | 2038                      | **                    | 10                 | \$1,500               |                 |
| <b>Soffits</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                   | 100%              |                          |                       | 2046                      | **                    | 5                  |                       |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                                 | 40%               | Now                      | \$12,300              | 2029                      | \$246,900             | 3                  | \$21,400              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 20%               | Now                      | \$29,700              | LIFE                      | **                    | 5                  | \$15,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Uneven Surface, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 2042                      | **                    | 5                  | \$1,800               |                 |
| Vinyl Tile                                                             | 10%               |                          |                       | 2038                      | **                    | 3                  | \$1,300               |                 |
| Vinyl Tile 9" X 9"                                                     | 20%               | Now                      | \$61,600              | 2033                      | \$1,231,800           | 3                  | \$2,700               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Third Floor</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                                   | 5%                | 0-2                      | \$20,800              | 2061                      | **                    | 5                  | \$1,700               |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Attic</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic Office</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2065**

| <b>Architecture</b>                                                     |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|-------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                            | 10%               | Now                      | \$11,100              | LIFE                      | * *                   | 5                  | \$2,400               |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Mold / Mildew</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                          | 10%               | Now                      | \$37,700              | LIFE                      | * *                   |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                     | 5%                | Now                      | \$36,400              | LIFE                      | * *                   |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 75%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Water Penetration And Missing Mortar Joints</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                 | 75%               | Now                      | \$36,100              | LIFE                      | * *                   | 5                  | \$9,100               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 60%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Various Locations Throughout</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered                                                       | 20%               | Now                      | \$11,200              | 2046                      | * *                   | 5                  | \$3,600               |                 |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor Conference Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                    | 10%               |                          |                       | 2038                      | * *                   | 5                  | \$3,600               |                 |
| Gypsum Board                                                            | 10%               | Now                      | \$12,200              | LIFE                      | * *                   | 5                  | \$4,500               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                 | 60%               | Now                      | \$12,700              | LIFE                      | * *                   | 5                  | \$13,400              |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations Throughout</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |

Site Enclosure

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

**Asset # : 2065**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 25%               | 0-2                      | \$5,400               | 2053                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Entrance On North Side Of Building</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone                                                    | 75%               | Now                      | \$43,000              | 2043                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Patio And Site Stair</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Patio And Site Stair</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 35%               | Now                      | \$3,700               | 2046                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Patio Stairs</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                           | 65%               | Now                      | \$109,000             | 2042                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Patio</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              | Now                      | \$45,800              | 2036                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                         | 80%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| Conduit                         | 20%               |                          |                       | 2033                      | \$5,000               | 1                  |                       |                 |
| <b>Panelboards</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                | 25%               |                          |                       | 2032                      | \$9,700               | 5                  | \$100                 |                 |
| Molded Case Bkrs                | 75%               |                          |                       | 2049                      | **                    | 5                  | \$400                 |                 |
| <b>Wiring</b>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                   | 20%               |                          |                       | 2032                      | \$5,600               | 1                  |                       |                 |
| Thermoplastic                   | 80%               |                          |                       | 2053                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                 | 100%              |                          |                       | 2050                      | **                    | 5                  | \$100                 |                 |
| <b>Stand-by Power</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                       | 100%              |                          |                       | 2046                      | **                    | 1                  | \$5,800               |                 |
| <b>Lighting</b>                 |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

**Asset # : 2065**

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

**Lighting**

|                                  |      |  |  |      |           |    |          |  |
|----------------------------------|------|--|--|------|-----------|----|----------|--|
| Interior Lighting<br>Fluorescent | 100% |  |  | 2033 | \$276,300 | 10 | \$17,400 |  |
|----------------------------------|------|--|--|------|-----------|----|----------|--|

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

*Location : Throughout The Building*

|                                       |     |  |  |      |    |    |         |  |
|---------------------------------------|-----|--|--|------|----|----|---------|--|
| Egress Lighting<br>Emergency, Service | 40% |  |  | 2038 | ** | 1  |         |  |
| Emergency, Battery                    | 30% |  |  | 2038 | ** | 10 | \$1,400 |  |
| Exit, Battery                         | 30% |  |  | 2038 | ** | 10 | \$400   |  |

|                          |     |  |  |      |    |  |  |  |
|--------------------------|-----|--|--|------|----|--|--|--|
| Exterior Lighting<br>LED | 10% |  |  | 2041 | ** |  |  |  |
|--------------------------|-----|--|--|------|----|--|--|--|

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

*Location : Building Perimeter*

*Explanation : Controlled Via Timer*

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 90% |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|

**Alarm**

|                            |      |  |  |      |          |   |         |  |
|----------------------------|------|--|--|------|----------|---|---------|--|
| Security System<br>Generic | 100% |  |  | 2033 | \$34,800 | 1 | \$7,100 |  |
|----------------------------|------|--|--|------|----------|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras*

|                                          |      |  |  |      |    |     |          |  |
|------------------------------------------|------|--|--|------|----|-----|----------|--|
| Fire/Smoke Detection<br>Generic, Digital | 100% |  |  | 2038 | ** | 1-3 | \$11,700 |  |
|------------------------------------------|------|--|--|------|----|-----|----------|--|

*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.*

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

**Heating**

|                          |      |  |  |      |    |   |  |  |
|--------------------------|------|--|--|------|----|---|--|--|
| Energy Source<br>HTHW/HW | 100% |  |  | 2043 | ** | 1 |  |  |
|--------------------------|------|--|--|------|----|---|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : Supplied From Campus Heating Plant*

|                                                      |      |  |  |      |    |  |  |  |
|------------------------------------------------------|------|--|--|------|----|--|--|--|
| Conversion Equipment<br>Heat Exchanger, Shell & Tube | 100% |  |  | 2036 | ** |  |  |  |
|------------------------------------------------------|------|--|--|------|----|--|--|--|

|                                     |      |  |  |      |          |   |         |  |
|-------------------------------------|------|--|--|------|----------|---|---------|--|
| Distribution<br>Hot Wtr Piping/Pump | 100% |  |  | 2032 | \$40,500 | 4 | \$1,400 |  |
|-------------------------------------|------|--|--|------|----------|---|---------|--|

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

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

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

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

**Asset # : 2065**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                                                                                   | 90%               |                          |                       | 2031                      | \$136,400             | 1                  | \$5,500               |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat                                                                                                                   | 10%               |                          |                       | 2028                      | \$46,000              | 1                  | \$600                 |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Controls</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Digital                                                                                                                              | 100%              |                          |                       | 2026                      | \$532,300             |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Campus Central Plant Digital Controls With Local Pneumatic Field Devices With Dedicated Building Air Compressor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2049                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                                                                     | 20%               |                          |                       | 2026                      | \$14,000              | 1                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                                                                                     | 80%               |                          |                       | 2028                      | \$56,200              | 1                  |                       |                 |
| <b>Plumbing</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                                                                                         | 100%              |                          |                       | 2033                      | \$238,100             | 1                  |                       |                 |
| <b>Water Heater With Tanks</b>                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                                                                                             | 100%              |                          |                       | 2028                      | \$23,100              | 4                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Quantity: 1, 50 Gallons</i>                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                                                            | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                                                                                            | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                                              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sprinkler</b>                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 20%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                                              | 80%               |                          |                       | 2033                      | \$205,100             | 1-2                | \$4,300               |                 |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : HOSTOS COMMUNITY COLLEGE ADMINISTRATION BUILDING - G  
**Address** : 135 EAST 146TH ST. @ WALTON AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0002.060 / 14556 **Yr Built/Renovated** : 1965 / 2012  
**Area Sq Ft** : 13,178 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2350 **Lot** : 24 **BIN** : 2001088

| CAPITAL               | FY 2024 - 2027 | FY 2028 - 2033   |
|-----------------------|----------------|------------------|
| Exterior Architecture |                | \$225,100        |
| Electrical            |                | \$399,100        |
| Mechanical            |                | \$104,800        |
| <b>Total</b>          |                | <b>\$729,100</b> |
| Importance Code A     |                | \$225,100        |
| Importance Code B     |                | \$504,000        |
| <b>Total</b>          |                | <b>\$729,100</b> |

| EXPENSE               | FY 2024         | FY 2025        | FY 2026        | FY 2027         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$5,300         | \$1,300        |                | \$800           |
| Interior Architecture |                 | \$7,000        | \$1,200        |                 |
| Electrical            | \$100           | \$100          | \$300          | \$29,800        |
| Mechanical            | \$900           | \$700          | \$3,800        | \$59,000        |
| Site Enclosure        | \$2,400         |                |                |                 |
| Site Pavements        | \$2,700         |                |                |                 |
| <b>Total</b>          | <b>\$11,400</b> | <b>\$9,100</b> | <b>\$5,400</b> | <b>\$89,600</b> |
| Importance Code A     | \$6,000         | \$1,900        | \$700          | \$1,400         |
| Importance Code B     | \$5,400         | \$7,200        | \$3,900        | \$88,200        |
| Importance Code C     |                 |                | \$700          |                 |
| <b>Total</b>          | <b>\$11,400</b> | <b>\$9,100</b> | <b>\$5,400</b> | <b>\$89,600</b> |



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

| Architecture                                                       | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                              | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                    |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                     |                |                   |                |                    |                |             |                |          |
| Glass Block                                                        | 10%            |                   |                | LIFE               | **             | 5           | \$1,000        |          |
| Masonry: Brick                                                     | 85%            |                   |                | LIFE               | **             | 5           | \$13,800       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Entry</i>                                       |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                | 5%             |                   |                | 2045               | **             | 5           | \$2,500        |          |
| <b>Windows</b>                                                     |                |                   |                |                    |                |             |                |          |
| Aluminum                                                           | 100%           |                   |                | 2054               | **             | 5           | \$5,800        |          |
| <b>Parapets</b>                                                    |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                     | 90%            |                   |                | LIFE               | **             | 5           | \$3,600        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Wall</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Inside Face Of Parapet Covered With Roofing</i>   |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                        | 10%            |                   |                | 2052               | **             | 5           | \$1,500        |          |
| <b>Roof</b>                                                        |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                   | 98%            |                   |                | 2032               |                | 10          | \$225,100      | \$21,100 |
| <i>Blisters, Extent : Light, Area Affected : 5%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                              | 2%             | Now               | \$2,400        | 2042               | **             |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                             |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>                                                    |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                      |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                             | 10%            |                   |                | LIFE               | **             | 5           | \$4,300        |          |
| Ceramic Tile                                                       | 5%             |                   |                | 2041               | **             | 5           | \$1,000        |          |
| Vinyl Tile                                                         | 85%            |                   |                | 2037               | **             | 3           | \$6,200        |          |
| <b>Interior Walls</b>                                              |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                       | 5%             |                   |                | 2041               | **             | 5           | \$1,500        |          |
| Concrete Masonry Unit                                              | 45%            |                   |                | LIFE               | **             | 5           | \$5,400        |          |
| Gypsum Board                                                       | 50%            |                   |                | LIFE               | **             | 5           | \$9,000        |          |
| <b>Ceilings</b>                                                    |                |                   |                |                    |                |             |                |          |
| 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          |          |
| <b>Site Enclosure</b>                                              |                |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>                                                 |                |                   |                |                    |                |             |                |          |
| Chain Link                                                         | 100%           |                   |                | 2042               | **             |             |                |          |
| <b>Retaining Walls</b>                                             |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                             | 100%           | 2-4               | \$2,400        | 2082               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : East 146th Street</i>                                |                |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>                                              |                |                   |                |                    |                |             |                |          |

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

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

## Site Pavements

## Public Sidewalk

|                        |      |     |         |      |  |    |  |  |
|------------------------|------|-----|---------|------|--|----|--|--|
| Cast in Place Concrete | 100% | 2-4 | \$2,700 | 2037 |  | ** |  |  |
|------------------------|------|-----|---------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : East 146th Street*

## Parking/Driveway

|         |     |  |  |      |  |    |  |  |
|---------|-----|--|--|------|--|----|--|--|
| Asphalt | 85% |  |  | 2041 |  | ** |  |  |
|---------|-----|--|--|------|--|----|--|--|

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

|                        |     |  |  |      |  |    |  |  |
|------------------------|-----|--|--|------|--|----|--|--|
| Cast in Place Concrete | 15% |  |  | 2037 |  | ** |  |  |
|------------------------|-----|--|--|------|--|----|--|--|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |  |
|---------------|------|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2032 | \$14,700 | 5 | \$100 |  |
|---------------|------|--|--|------|----------|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 400 Ampere Main Disconnect 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, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*

|             |    |  |  |      |         |    |       |  |
|-------------|----|--|--|------|---------|----|-------|--|
| Fluorescent | 2% |  |  | 2032 | \$4,400 | 10 | \$200 |  |
|-------------|----|--|--|------|---------|----|-------|--|

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

## Egress Lighting

|                    |     |  |  |      |          |    |         |  |
|--------------------|-----|--|--|------|----------|----|---------|--|
| Emergency, Battery | 50% |  |  | 2027 | \$10,800 | 10 | \$1,600 |  |
| Exit, Service      | 50% |  |  | 2027 | \$2,800  | 1  |         |  |

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

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

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

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

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

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

|         |     |  |  |      |         |   |       |  |
|---------|-----|--|--|------|---------|---|-------|--|
| Generic | 10% |  |  | 2027 | \$2,400 | 1 | \$500 |  |
|---------|-----|--|--|------|---------|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallway And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

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

**Heating**

## Energy Source

|             |     |  |  |      |    |   |  |  |
|-------------|-----|--|--|------|----|---|--|--|
| Electricity | 30% |  |  | 2042 | ** | 1 |  |  |
| Natural Gas | 70% |  |  | 2042 | ** | 1 |  |  |

## Conversion Equipment

|         |     |  |  |      |          |   |         |  |
|---------|-----|--|--|------|----------|---|---------|--|
| Furnace | 90% |  |  | 2032 | \$36,000 | 1 | \$5,900 |  |
|---------|-----|--|--|------|----------|---|---------|--|

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

|                |     |  |  |      |          |   |       |  |
|----------------|-----|--|--|------|----------|---|-------|--|
| Radiant Heater | 10% |  |  | 2032 | \$33,500 | 2 | \$600 |  |
|----------------|-----|--|--|------|----------|---|-------|--|

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

## Distribution

|                    |     |  |  |      |    |     |         |  |
|--------------------|-----|--|--|------|----|-----|---------|--|
| Ductwork/Diffusers | 70% |  |  | LIFE | ** | 2-5 | \$5,100 |  |
| No Component       | 30% |  |  |      |    |     |         |  |

**Air Conditioning**

## Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Electricity | 100% |  |  | 2040 | ** | 1 |  |  |
|-------------|------|--|--|------|----|---|--|--|

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



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

| Mechanical                                                                       |                                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|----------------------------------------------------------------------------------|--------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                                                                           | Component Type                 | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                                 |                                |                |                   |                    |         |                |             |                |          |
| Conversion Equipment                                                             |                                |                |                   |                    |         |                |             |                |          |
|                                                                                  | Int Pkg Unit - Heating/Cooling | 50%            |                   |                    | 2030    | \$104,800      | 2           | \$400          |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>                     |                                |                |                   |                    |         |                |             |                |          |
| <i>Location : 1st And 2nd Floor Closets</i>                                      |                                |                |                   |                    |         |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                                |                |                   |                    |         |                |             |                |          |
| <i>Location : 1st And 2nd Floor Closets</i>                                      |                                |                |                   |                    |         |                |             |                |          |
| <i>Explanation : Two Units. One Dedicated To 1st Floor And One To 2nd Floor.</i> |                                |                |                   |                    |         |                |             |                |          |
|                                                                                  | Split Unit                     | 5%             |                   |                    | 2032    | \$15,300       |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                                |                |                   |                    |         |                |             |                |          |
| <i>Location : 1st Floor Purchasing Room</i>                                      |                                |                |                   |                    |         |                |             |                |          |
| <i>Explanation : 1 Unit Dedicated To Purchasing Room.</i>                        |                                |                |                   |                    |         |                |             |                |          |
|                                                                                  | 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%           |                   |                    |         |                |             |                |          |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,034,900           | \$160,300             |
| Interior Architecture | \$1,676,500           | \$248,900             |
| Electrical            | \$477,400             | \$1,432,900           |
| Mechanical            | \$148,400             | \$6,530,200           |
| <b>Total</b>          | <b>\$3,337,200</b>    | <b>\$8,372,300</b>    |
| Importance Code A     | \$1,183,300           | \$210,500             |
| Importance Code B     | \$2,153,900           | \$8,003,400           |
| Importance Code C     |                       | \$158,300             |
| <b>Total</b>          | <b>\$3,337,200</b>    | <b>\$8,372,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$79,800         | \$54,600         |                  | \$59,900         |
| Interior Architecture |                  | \$27,200         |                  | \$26,600         |
| Electrical            | \$37,700         | \$19,700         | \$23,500         | \$19,700         |
| Mechanical            | \$87,800         | \$55,500         | \$158,200        | \$84,400         |
| Site Enclosure        | \$6,000          |                  |                  |                  |
| Elevators/Escalators  | \$34,500         | \$34,500         | \$34,500         | \$34,500         |
| <b>Total</b>          | <b>\$245,900</b> | <b>\$191,500</b> | <b>\$216,300</b> | <b>\$225,100</b> |
| Importance Code A     | \$89,400         | \$72,800         | \$18,200         | \$78,500         |
| Importance Code B     | \$150,400        | \$118,700        | \$198,100        | \$137,400        |
| Importance Code C     | \$6,000          |                  |                  | \$9,200          |
| <b>Total</b>          | <b>\$245,900</b> | <b>\$191,500</b> | <b>\$216,300</b> | <b>\$225,100</b> |



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

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

| Architecture                                                         | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                          | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                             |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                       |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                       | 25%            | 4+                   | \$74,500       | LIFE               | **             | 5              | \$46,300       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : All Facades</i>                                        |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                       | 30%            |                      |                | LIFE               | **             | 5              | \$55,600       |          |
| Metal Panel                                                          | 10%            | 4+                   | \$24,000       | 2052               | **             | 5              | \$34,700       |          |
| <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 2%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>                                               |                |                      |                |                    |                |                |                |          |
| 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        |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Old Wing</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Old Wing</i>                                           |                |                      |                |                    |                |                |                |          |
| Metal Louvers                                                        | 5%             |                      |                | 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        |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE ALLIED HEALTH, SCIENCE BLDG - A**  
**Asset # : 2120**

| Architecture                                                                   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                          | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>                                                                |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>                                                                    |                |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                                 | 40%            | Now               | \$486,500      | 2042               |                | **          |                |          |
| <i>Blisters, Extent : Severe, Area Affected : 40%</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Location : Old Wing</i>                                                     |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Location : At Roof Drains, Old Wing</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Old Wing</i>                                                     |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                               | 48%            | Now               | \$10,900       | 2037               |                | **          |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Drain Strainer Cooling Tower</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Upper Low Roof</i>                                     |                |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk                                                           | 5%             |                   |                | 2052               |                | **          | 10             | \$7,100  |
| Skylight, Plastic                                                              | 2%             |                   |                | 2045               |                | **          | 1              |          |
| Traffic Topping                                                                | 5%             | Now               | \$44,900       | 2042               |                | **          |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 1%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Childrens Play Area</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Childrens Play Area</i>                                          |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                                 |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                         | 100%           | 0-2               | \$202,300      | LIFE               |                | **          | 5              | \$58,400 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>              |                |                   |                |                    |                |             |                |          |
| <i>Location : Ground Level Main Entrance, Grand Concourse And 149th Street</i> |                |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Ground Level, Main Entrance</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : Ground Level, Main Entrance</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Ground Level Main Entrance</i>                       |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>                                                                |                |                   |                |                    |                |             |                |          |

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

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

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

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

| <b>Architecture</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                              | 10%               |                          |                       | 2031                      | \$500,700             | 3                  | \$43,500              |                 |
| Cast in Place Concrete                                              | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$31,700              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                        | 7%                |                          |                       | 2047                      | **                    | 5                  | \$20,300              |                 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Restrooms</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Sheet Vinyl/Rubber                                                  | 8%                | Now                      | \$296,400             | 2037                      | **                    | 5                  | \$17,400              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Nosings</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Terrazzo                                                            | 15%               | 4+                       | \$79,400              | LIFE                      | **                    | 5                  | \$34,000              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile                                                          | 35%               |                          |                       | 2037                      | **                    | 3                  | \$38,000              |                 |
| Vinyl Tile                                                          | 20%               | Now                      | \$312,800             | 2037                      | **                    | 3                  | \$21,700              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 35%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Wing</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Wing, IT Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                        | 5%                |                          |                       | 2047                      | **                    | 5                  | \$18,400              |                 |
| Concrete Masonry Unit                                               | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$58,900              |                 |
| Gypsum Board                                                        | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$99,400              |                 |
| <i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                             | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$11,000              |                 |
| <b>Ceilings</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                | 50%               |                          |                       | 2045                      | **                    | 5                  | \$181,200             |                 |
| AcousTileSusp.Lay-In                                                | 25%               | 4+                       | \$353,000             | 2045                      | **                    | 5                  | \$36,200              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Wing</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5th Floor Laboratories</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Wing, 5th Floor New Wing</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Wing</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                             | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$4,500               |                 |
| Exposed Struc: Steel                                                | 8%                | 4+                       | \$544,300             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                        | 7%                |                          |                       | LIFE                      | **                    | 5                  | \$25,400              |                 |
| <b>Site Enclosure</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

## Site Enclosure

## Fence/Gates

Chain Link

32%

2052

\* \*

Metal: Cage/Fence

68% 4+

\$6,000

LIFE

\* \*

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%**Location : Roof New Wing**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof New Wing**Explanation : Peeling, Chipped Paint*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2045

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2045

\* \*

## Parking/Driveway

Asphalt

100%

2035

\* \*

**Electrical****Current Repair****Future Replacement****Maintenance**

| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
|------------------------------|-------------------|--------------------------|-----------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2032

\$50,200

5

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 4000 Ampere, One 3000 Ampere And Two 2000 Ampere Main**Disconnect Switches For A, B, C And D Service*

## Transformers

Dry Type

100%

2030

\$26,100

5

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 1000 Kilovolt Ampere And 750 Kilovolt Ampere, 480/277 High Voltage - 208/120 Low Voltage*

## Switchgear / Switchboard

Fused Disc Sw

100%

2032

\$317,500

5

\$800

## Raceway

Conduit

100%

2032

\$329,300

1

## Panelboards

Fused Disc Sw

10%

2031

\$33,100

5

\$400

Fused Knife Sw

5% 2-4

\$16,600

2057

\* \*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : Obsolete Equipment*

Molded Case Bkrs

85%

2031

\$281,700

5

\$4,300

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

| <b>Electrical</b>                                               | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                   | 20%                   | 2-4                      | \$87,800              | 2057                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room And Basement</i>                  |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                   | 80%                   |                          |                       | 2032                      | \$351,000             | 1                  |                       |                 |
| <b>Motor Controllers</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                 | 15%                   |                          |                       | 2030                      | \$26,600              | 5                  | \$200                 |                 |
| Variable Frequency Drive                                        | 85%                   |                          |                       | 2049                      | **                    |                    |                       |                 |
| <b>Ground</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                         | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$2,800               |                 |
| <b>Stand-by Power</b>                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                       | 50%                   |                          |                       | 2045                      | **                    | 1                  | \$29,800              |                 |
| Automatic                                                       | 50%                   |                          |                       | 2030                      | \$13,100              | 1                  | \$29,800              |                 |
| <b>Generators</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                          | 50%                   |                          |                       | 2041                      | **                    | 1                  | \$37,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 150 Kilowatts</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                          | 50%                   |                          |                       | 2028                      | \$67,700              | 1                  | \$37,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 300 Kilowatts</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                       | 50%                   |                          |                       | 2026                      | \$1,200               | 5                  | \$3,600               |                 |
| Lead/Acid                                                       | 50%                   |                          |                       | 2024                      | \$1,200               | 5                  | \$3,600               |                 |
| <b>Fuel Storage</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                 | 50%                   |                          |                       | 2031                      | \$12,500              | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Main Tank</b>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                 | 50%                   |                          |                       | 2035                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                     | 90%                   |                          |                       | 2037                      | **                    | 10                 | \$159,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                     | 10%                   |                          |                       | 2037                      | **                    | 10                 | \$17,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Hallways</i>                            |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lamps</i>                  |                       |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Electrical</b>                                                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                                             | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exit, LED                                                                                      | 10%               |                          |                       | 2060                      | **                    | 1                  |                       |                 |
| Exit, Service                                                                                  | 40%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exterior Lighting                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                            | 20%               |                          |                       | 2027                      | \$176,500             | 10                 | \$100                 |                 |
| No Component                                                                                   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                        | 100%              |                          |                       | 2047                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : New Addition Building Roof</i>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Copper Lightning Rods</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                        | 10%               |                          |                       | 2032                      | \$35,500              | 1                  | \$7,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance System</i>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                        | 10%               |                          |                       | 2027                      | \$35,500              | 1                  | \$7,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallway And Exit Doors</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Intrusion Alarm And Motion Sensor</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                               | 30%               |                          |                       | 2037                      | **                    | 1-3                | \$35,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Statio And Fire Alarm Panel</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                    | 10%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Interruptible Gas/Dual Fuel                                    | 90%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Vault</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No.4 Fuel Oil</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |

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**Asset # : 2120**

| <b>Mechanical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace                                                             | 10%               |                          |                       | 2037                      | **                    | 1                  | \$9,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Gas Fired Rooftop Package Units</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler                                                        | 45%               |                          |                       | 2045                      | **                    | 1                  | \$86,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Steam Boilers</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler                                                        | 45%               | 0-2                      | \$148,400             | 2045                      | **                    | 1                  | \$77,700              |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Mechanical Room. 3 Damaged Boiler Tubes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                 | 60%               |                          |                       | 2048                      | **                    | 4                  | \$8,600               |                 |
| Steam Piping/Pump                                                   | 40%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Terminal Devices</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                         | 30%               |                          |                       | 2037                      | **                    | 1                  | \$35,900              |                 |
| Convactor/Radiator                                                  | 40%               |                          |                       | 2030                      | \$618,700             | 1                  | \$25,000              |                 |
| Fan Coil Unit/Heat                                                  | 30%               |                          |                       | 2037                      | **                    | 1                  | \$18,800              |                 |
| <b>Air Conditioning</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                         | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller                                           | 50%               |                          |                       | 2035                      | **                    | 1                  | \$104,800             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units, Refrigerant 134 - A</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Int Pkg Unit - Heating/Cooling                                      | 30%               |                          |                       | 2033                      | \$924,500             | 2                  | \$3,600               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Areas</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling                                      | 15%               |                          |                       | 2032                      | \$476,700             | 2                  | \$1,800               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2 Units, New Wing Roof</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                          | 5%                |                          |                       | 2032                      | \$224,600             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Elevator Machine Rooms And Server Rooms</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                              | 15%               |                          |                       | 2042                      | **                    | 4                  | \$1,400               |                 |
| Ductwork/Diffusers                                                  | 85%               |                          |                       | LIFE                      | **                    | 2                  | \$214,200             |                 |

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

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

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

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

| Mechanical                  | Current Repair |                      |                                                                                                                                      | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost                                                                                                                       | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| 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              |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Water Cooling Tower         | 50%            |                      |                                                                                                                                      | 2030               | \$477,700      | 2              | \$97,500       |          |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                    |                |                |                |          |
|                             |                |                      | <i>Location : Penthouse Roof</i>                                                                                                     |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : 2 Cooling Towers</i>                                                                                                |                    |                |                |                |          |
| No Component                | 50%            |                      |                                                                                                                                      |                    |                |                |                |          |
| Ventilation                 |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Distribution                |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Ductwork/Diffusers          | 100%           |                      |                                                                                                                                      | LIFE               | **             | 2-5            | \$108,000      |          |
| Exhaust Fans                |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Interior                    | 30%            |                      |                                                                                                                                      | 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              |                |          |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                    |                |                |                |          |
|                             |                |                      | <i>Location : Boiler Room</i>                                                                                                        |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : 1 Unit Installed In 2017. Used Only When Boilers Are Off.</i>                                                       |                    |                |                |                |          |
| HW Heat Exchanger           |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Steam Fired                 | 100%           |                      |                                                                                                                                      | 2042               | **             | 4              | \$19,200       |          |
|                             |                |                      | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                    |                |                |                |          |
|                             |                |                      | <i>Location : Boiler Room</i>                                                                                                        |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : 1 Unit, Used Only When Boilers Are On.</i>                                                                          |                    |                |                |                |          |
| Sanitary Piping             |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Cast Iron                   | 100%           |                      |                                                                                                                                      | LIFE               | **             | 1              |                |          |
| Storm Drain Piping          |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Cast Iron                   | 80%            |                      |                                                                                                                                      | LIFE               | **             | 1              |                |          |
| Cast Iron                   | 20%            | 0-2                  | \$6,700                                                                                                                              | LIFE               | **             | 1              |                |          |
|                             |                |                      | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>                                                                    |                    |                |                |                |          |
|                             |                |                      | <i>Location : Roof. Two Blocked, Clogged Drains. Ponding Is Visible. Temporary Pump Used To Channel Water To Other Nearby Drain.</i> |                    |                |                |                |          |
| Sewage Ejector(s)           |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Electric                    | 100%           |                      |                                                                                                                                      | 2032               | \$99,000       | 4              | \$11,600       |          |
| Fixtures                    |                |                      |                                                                                                                                      |                    |                |                |                |          |
| Generic                     | 100%           |                      |                                                                                                                                      |                    |                |                |                |          |
| Vertical Transport          |                |                      |                                                                                                                                      |                    |                |                |                |          |

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

| <b>Mechanical</b>                                                                                                      |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                                                                          | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport                                                                                                     |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                                                                              |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                        | Geared Traction       | 90%                   |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>                                                          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : One Unit From 1st To 6th Floor, One Unit From 1st To 5th Floor, Two Units From Basement To 5th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 4 Units</i>                                                                                           |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                        | Hydraulic             | 10%                   |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                                          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Library 2nd To 3rd Floor</i>                                                                             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                                                                            |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression                                                                                                       |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe                                                                                                              |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                        | Generic               | 100%                  |                          |                           | 2042           |                       | **                 | 1-5 \$101,300         |
| Sprinkler                                                                                                              |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                        | Generic               | 100%                  |                          |                           | 2042           |                       | **                 | 1-2 \$54,200          |
| Fire Pump                                                                                                              |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                        | Generic               | 100%                  |                          |                           | 2041           |                       | **                 | 1 \$36,200            |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$450,200             | \$259,900             |
| Interior Architecture | \$444,100             | \$127,000             |
| Electrical            | \$66,800              | \$1,275,400           |
| Mechanical            |                       | \$459,600             |
| <b>Total</b>          | <b>\$961,100</b>      | <b>\$2,122,000</b>    |
| Importance Code A     | \$450,200             | \$310,100             |
| Importance Code B     | \$510,900             | \$1,749,300           |
| Importance Code C     |                       | \$62,600              |
| <b>Total</b>          | <b>\$961,100</b>      | <b>\$2,122,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$12,800         | \$3,700         |                 | \$73,800         |
| Interior Architecture | \$63,300         | \$16,400        | \$5,000         | \$22,300         |
| Electrical            | \$3,400          | \$4,000         | \$4,300         | \$49,100         |
| Mechanical            | \$27,200         | \$44,800        | \$69,000        | \$53,700         |
| Elevators/Escalators  | \$14,800         | \$14,800        | \$14,800        | \$14,800         |
| <b>Total</b>          | <b>\$121,400</b> | <b>\$83,800</b> | <b>\$93,100</b> | <b>\$213,700</b> |
| Importance Code A     | \$14,000         | \$5,000         | \$1,200         | \$75,300         |
| Importance Code B     | \$91,900         | \$72,300        | \$91,900        | \$138,400        |
| Importance Code C     | \$15,500         | \$6,500         |                 |                  |
| <b>Total</b>          | <b>\$121,400</b> | <b>\$83,800</b> | <b>\$93,100</b> | <b>\$213,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

| Architecture                                                       | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|--------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                        | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                           |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                     |                |                      |                |                    |                |                |                |          |
| Masonry: Brick Cavity                                              | 50%            | Now                  | \$318,700      | LIFE               | **             | 5              | \$74,900       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Lintels At Roof Windows And Louvers</i>              |                |                      |                |                    |                |                |                |          |
| <i>Loose Units, Extent : Severe, Area Affected : 10%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Facade Facing Playground</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Concrete Foundation Wall Adjacent To Subway Line</i> |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Facade Facing Playground</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Netting</i>                                       |                |                      |                |                    |                |                |                |          |
| 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                                                               |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                   | 100%           |                      |                | 2037               | **             | 10             | \$131,500      |          |
| Soffits                                                            |                |                      |                |                    |                |                |                |          |
| Stucco Cement                                                      | 100%           |                      |                | 2045               | **             | 5              |                |          |
| Interior                                                           |                |                      |                |                    |                |                |                |          |
| Floors                                                             |                |                      |                |                    |                |                |                |          |
| Carpet                                                             | 10%            |                      |                | 2031               | \$342,300      | 3              | \$29,700       |          |
| Cast in Place Concrete                                             | 10%            | 4+                   | \$32,900       | LIFE               | **             | 5              | \$43,400       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Boiler Room</i>                                      |                |                      |                |                    |                |                |                |          |
| 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       |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : 3rd And 4th Floors</i>                               |                |                      |                |                    |                |                |                |          |

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

**Asset # : 2121**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                           | 5%                |                          |                       | 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               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Penthouse</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Penthouse</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$27,400              |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 65%               |                          |                       | 2037                      | **                    | 5                  | \$128,800             |                 |
| AcousTileSusp.Lay-In                                                   | 15%               |                          |                       | 2049                      | **                    | 5                  | \$29,700              |                 |
| Exposed Struc: Concrete                                                | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$3,100               |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                | 10%               | Now                      | \$58,900              | LIFE                      | **                    | 5                  | \$12,400              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Oil Burner Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket                                                        | 60%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| Chain Link                                                             | 40%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2067                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2037                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 50%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                                 | 50%               |                          |                       | 2045                      | **                    |                    |                       |                 |

| <b>Electrical</b>                                                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                             | 100%              |                          |                       | 2032                      | \$50,200              | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 2,500 Ampere, Three 1,600 Ampere Main Disconnect Switches For Main Building And Motor Controller</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**Asset # : 2121**

| <b>Electrical</b>                                                                       | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                            | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                | 100%                  |                          |                       | 2030                      | \$26,100              | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- 400 Kilovolt-ampere, 480/277 High Voltage - 208/120 Low Voltage</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                           | 5%                    |                          |                       | 2032                      | \$12,700              | 5                  |                       |                 |
| Molded Case Bkrs                                                                        | 95%                   |                          |                       | 2058                      | **                    | 5                  | \$3,100               |                 |
| <b>Raceway</b>                                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                 | 80%                   |                          |                       | 2032                      | \$190,400             | 1                  |                       |                 |
| Conduit                                                                                 | 20%                   |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                           | 8%                    |                          |                       | 2031                      | \$23,400              | 5                  | \$200                 |                 |
| Fused Disc Sw                                                                           | 2%                    |                          |                       | 2054                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs                                                                        | 20%                   |                          |                       | 2054                      | **                    | 5                  | \$700                 |                 |
| Molded Case Bkrs                                                                        | 70%                   |                          |                       | 2031                      | \$204,700             | 5                  | \$2,300               |                 |
| <b>Wiring</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                                           | 20%                   | 2-4                      | \$66,800              | 2057                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                                           | 60%                   |                          |                       | 2032                      | \$200,300             | 1                  |                       |                 |
| Thermoplastic                                                                           | 20%                   |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                         | 20%                   |                          |                       | 2030                      | \$35,400              | 5                  | \$200                 |                 |
| Locally Mounted                                                                         | 5%                    |                          |                       | 2049                      | **                    | 5                  |                       |                 |
| Variable Frequency Drive                                                                | 75%                   |                          |                       | 2049                      | **                    |                    |                       |                 |
| <b>Ground</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                 | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$1,800               |                 |
| <b>Stand-by Power</b>                                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| Generators                                                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| Batteries                                                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage                                                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                                      | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                         |                       |                          |                       |                           |                       |                    |                       |                 |

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**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                           |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|-------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                        | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%               |                                                                                                 |                       | 2032                      | \$363,700             | 10                 | \$22,900              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Second, Third Floor And Sub-basement</i>                                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-12 Lamps</i>                                                                 |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%               |                                                                                                 |                       | 2037                      | **                    | 10                 | \$22,900              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Fifth Floor And Basement</i>                                                      |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                |                                                                                                 |                       | 2032                      | \$90,900              | 10                 | \$5,700               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Mechanical Rooms And Elevator Lobby</i>                                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Compact Fluorescent Light Fixtures</i>                                         |                       |                           |                       |                    |                       |                 |
| LED                          | 55%               |                                                                                                 |                       | 2040                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| 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                  |                       |                 |
| <b>Exterior Lighting</b>     |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |                                                                                                 |                       | 2032                      | \$113,800             | 10                 | \$100                 |                 |
| No Component                 | 80%               |                                                                                                 |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                                                 |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                                                                                                 |                       | 2032                      | \$22,900              | 1                  | \$4,700               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Inside And Outside</i>                                                            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                                                  |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                                                                                                 |                       | 2027                      | \$22,900              | 1                  | \$4,700               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallway And Exit Doors</i>                                                        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Intrusion Alarm And Motion Sensor</i>                                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                                                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                                                 |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 30%               |                                                                                                 |                       | 2037                      | **                    | 1-3                | \$23,100              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire-alarm Panel</i> |                       |                           |                       |                    |                       |                 |

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

Heating

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**Asset # : 2121**

| <b>Mechanical</b>                                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                                                                                          | 10%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| No Component                                                                                                                         | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building C</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot And Chilled Water Sourced From Building C</i>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler                                                                                                                         | 10%               |                          |                       | 2045                      | **                    | 1                  | \$12,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Small Boiler Used For 1st Floor Only. 2 Old Boilers Abandoned In Place, Not In Use, Disconnected From System.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                                                         | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building C</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot And Chilled Water Sourced From Building C</i>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                                                                                  | 90%               |                          |                       | 2040                      | **                    | 4                  | \$8,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From East Complex</i>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heating Hot Water From East Complex</i>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                                                                    | 10%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| Terminal Devices                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                                                                                          | 60%               |                          |                       | 2032                      | \$137,700             | 1                  | \$46,300              |                 |
| Convactor/Radiator                                                                                                                   | 20%               |                          |                       | 2045                      | **                    | 1                  | \$8,100               |                 |
| Fan Coil Unit/Heat                                                                                                                   | 20%               |                          |                       | 2037                      | **                    | 1                  | \$8,100               |                 |
| <b>Air Conditioning</b>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                                                                          | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling                                                                                                       | 15%               |                          |                       | 2040                      | **                    | 2                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof. R-410a</i>                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                                                                                           | 1%                |                          |                       | 2040                      | **                    |                    |                       |                 |
| No Component                                                                                                                         | 84%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building C</i>                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot And Chilled Water Sourced From Building C</i>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                                                                                               | 15%               |                          |                       | 2042                      | **                    | 4                  | \$900                 |                 |
| Ductwork/Diffusers                                                                                                                   | 85%               |                          |                       | LIFE                      | **                    | 2                  | \$138,100             |                 |
| Terminal Devices                                                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                                                                                                  | 85%               |                          |                       | 2032                      | \$321,900             | 1                  | \$65,700              |                 |
| No Component                                                                                                                         | 15%               |                          |                       |                           |                       |                    |                       |                 |

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**HOSTOS COMMUNITY COLLEGE B BUILDING (22001)**

**Asset # : 2121**

| <b>Mechanical</b>              |                                                                                                                                                                                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>                                                                                                                                                                 | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit                                                                                                                                                             | 85%                   |                          |                           | 2037           | **                    | 2                  | \$73,900              |
|                                | No Component                                                                                                                                                                          | 15%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>             |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>            |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers                                                                                                                                                                    | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$69,600              |
| <b>Exhaust Fans</b>            |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Roof                                                                                                                                                                                  | 99%                   |                          |                           | 2037           | **                    | 2                  | \$3,800               |
|                                | Wall Unit                                                                                                                                                                             | 1%                    |                          |                           | 2032           | \$500                 | 2                  |                       |
|                                | <i>Other Observation, Extent : Light, Area Affected : 1%<br/>Location : Basement Electrical Room<br/>Explanation : 1 Unit</i>                                                         |                       |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>                |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Brass/Copper                                                                                                                                                                          | 100%                  |                          |                           | 2042           | **                    | 1                  |                       |
| <b>Water Heater With Tanks</b> |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Gas Fired                                                                                                                                                                             | 100%                  |                          |                           | 2030           | \$16,700              | 2                  |                       |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : Basement Boiler Room<br/>Explanation : 1 Unit In Use.</i>                                                   |                       |                          |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>         |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                                                                                                                                                                             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                                                                                                                                                                             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Sump Pump(s)</b>            |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Submersible                                                                                                                                                                           | 100%                  |                          |                           | 2025           | \$3,800               | 4                  | \$4,000               |
| <b>Backflow Preventer</b>      |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                                                                                                                                                                               | 100%                  |                          |                           | 2037           | **                    | 1                  | \$7,700               |
| <b>Fixtures</b>                |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                                                                                                                                                                               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>      |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>               |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Geared Traction                                                                                                                                                                       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
|                                | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : One Unit From Sub-basement To 5th Floor, Two Units From Basement To 5th Floor<br/>Explanation : 3 Units</i> |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>        |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>               |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                                                                                                                                                                               | 100%                  |                          |                           | 2052           | **                    | 1-5                | \$63,000              |
| <b>Sprinkler</b>               |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                                                                                                                                                                               | 100%                  |                          |                           | 2042           | **                    | 1-2                | \$35,000              |
| <b>Fire Pump</b>               |                                                                                                                                                                                       |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                                                                                                                                                                               | 100%                  |                          |                           | 2041           | **                    | 1                  | \$23,300              |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : HOSTOS COMMUNITY COLLEGE EAST ACADEMIC COMPLEX - C  
**Address** : 450 GRAND CONCOURSE  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : CUN0002.040 / 4130 **Yr Built/Renovated** : 1994 / 2007  
**Area Sq Ft** : 269,002 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 2343 **Lot** : 1 **BIN** : 2820268

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,174,600           | \$260,400             |
| Interior Architecture | \$669,800             | \$721,300             |
| Electrical            | \$294,500             | \$8,763,900           |
| Mechanical            | \$1,860,500           | \$8,899,800           |
| Site Enclosure        | \$84,200              |                       |
| <b>Total</b>          | <b>\$5,083,600</b>    | <b>\$18,645,400</b>   |
| Importance Code A     | \$2,174,600           | \$360,800             |
| Importance Code B     | \$2,816,500           | \$17,970,000          |
| Importance Code C     | \$92,500              | \$314,500             |
| <b>Total</b>          | <b>\$5,083,600</b>    | <b>\$18,645,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$44,800         | \$10,000         |                  | \$38,800         |
| Interior Architecture |                  | \$28,900         | \$10,100         | \$20,100         |
| Electrical            | \$57,600         | \$30,000         | \$30,200         | \$55,200         |
| Mechanical            | \$153,600        | \$120,800        | \$254,400        | \$121,000        |
| Elevators/Escalators  | \$20,700         | \$20,700         | \$20,700         | \$20,700         |
| <b>Total</b>          | <b>\$276,700</b> | <b>\$210,500</b> | <b>\$315,500</b> | <b>\$255,900</b> |
| Importance Code A     | \$58,100         | \$23,300         | \$13,300         | \$52,700         |
| Importance Code B     | \$218,600        | \$187,200        | \$302,200        | \$203,200        |
| Importance Code C     |                  |                  |                  |                  |
| <b>Total</b>          | <b>\$276,700</b> | <b>\$210,500</b> | <b>\$315,500</b> | <b>\$255,900</b> |



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

| <b>Architecture</b>                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick Cavity                                              | 80%               | 4+                       | \$174,600             | LIFE                      | **                    | 5                  | \$102,600             |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Concrete Foundation Wall</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                        | 5%                |                          |                       | 2052                      | **                    | 5-10               | \$44,100              |                 |
| Metal Coiling Doors                                                | 5%                |                          |                       | 2045                      | **                    | 5                  | \$20,000              |                 |
| Window Wall                                                        | 10%               |                          |                       | 2052                      | **                    | 5                  | \$48,100              |                 |
| <b>Windows</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                           | 95%               |                          |                       | 2048                      | **                    | 5                  | \$55,300              |                 |
| Metal Louvers                                                      | 5%                |                          |                       | 2041                      | **                    | 10                 | \$18,200              |                 |
| <b>Parapets</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick Cavity                                              | 95%               |                          |                       | LIFE                      | **                    | 5                  | \$9,000               |                 |
| Metal Panel                                                        | 5%                |                          |                       | 2052                      | **                    | 5                  | \$1,800               |                 |
| <b>Roof</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fiberglass Panel                                                   | 5%                | Now                      | \$44,800              | 2047                      | **                    | 1                  |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bridge Between Building A And C</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Modified Bitumen                                                   | 85%               | 4+                       | \$76,700              | 2037                      | **                    |                    |                       |                 |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Skylight, Plastic                                                  | 3%                |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| Sloped Glazing                                                     | 7%                | Now                      | \$1,923,300           | LIFE                      | **                    | 5                  | \$157,800             |                 |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 80%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Glazing</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Glazing</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                        | 40%               |                          |                       | 2052                      | **                    | 5-10               | \$6,800               |                 |
| Pre-Cast Concrete                                                  | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$4,800               |                 |
| <b>Interior</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                             | 5%                |                          |                       | 2031                      |                       | 3                  | \$30,200              |                 |
| Cast in Place Concrete                                             | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$88,100              |                 |
| Ceramic Tile                                                       | 5%                |                          |                       | 2041                      | **                    | 5                  | \$20,100              |                 |
| Terrazzo                                                           | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$110,100             |                 |
| Vinyl Tile                                                         | 40%               | 4+                       | \$86,900              | 2037                      | **                    | 3                  | \$60,400              |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood                                                               | 5%                |                          |                       | 2060                      | **                    | 5                  | \$37,700              |                 |
| <b>Interior Walls</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                       | 30%               |                          |                       | 2041                      | **                    | 5                  | \$185,000             |                 |
| Concrete Masonry Unit                                              | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$24,700              |                 |
| Gypsum Board                                                       | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$222,000             |                 |

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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 65%               |                          |                       | 2045                      | **                    | 5                  | \$212,700             |                 |
| Exposed Struc: Steel                                                   | 5%                | 4+                       | \$384,000             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Steel Beam In Basement</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Below Main Entrance, Pool Floor Drains</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                           | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$102,300             |                 |
| Metal Panel                                                            | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$20,500              |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                             | 75%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| Exposed Struc: Steel                                                   | 25%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                         | 100%              | Now                      | \$84,200              | 2042                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Ramp</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Ramp</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Severe, Area Affected : 15%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Ramp</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |

| <b>Electrical</b>                                                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                        | 100%              |                          |                       | 2032                      | \$100,400             | 5                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three 4000 Ampere Main Disconnect Switch</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                                             | 100%              |                          |                       | 2030                      | \$26,100              | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 225 Kilovolt Ampere And One 150 Kilovolt Ampere, 460/277 High Voltage - 208/120 Low Voltage</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Electrical</b>                                              | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                  | 90%                   |                          |                       | 2032                      | \$571,500             | 5                  | \$1,000               |                 |
| Molded Case Bkrs                                               | 10%                   |                          |                       | 2032                      | \$63,500              | 5                  | \$700                 |                 |
| Raceway                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                        | 100%                  |                          |                       | 2032                      | \$658,500             | 1                  |                       |                 |
| Panelboards                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                  | 10%                   |                          |                       | 2031                      | \$62,400              | 5                  | \$600                 |                 |
| Molded Case Bkrs                                               | 90%                   |                          |                       | 2031                      | \$561,400             | 5                  | \$6,400               |                 |
| Wiring                                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                  | 100%                  |                          |                       | 2032                      | \$877,500             | 1                  |                       |                 |
| Motor Controllers                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                | 10%                   |                          |                       | 2030                      | \$35,400              | 5                  | \$200                 |                 |
| Motor Control Center                                           | 90%                   |                          |                       | 2030                      | \$1,278,200           | 5                  | \$6,600               |                 |
| <b>Ground</b>                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                        | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$4,000               |                 |
| <b>Stand-by Power</b>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                      | 100%                  |                          |                       | 2030                      | \$26,200              | 1                  | \$82,800              |                 |
| Generators                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                         | 100%                  |                          |                       | 2028                      | \$135,400             | 1                  | \$104,200             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room Basement</i>                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 700 Kilowatts</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| Batteries                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium                                                 | 100%                  |                          |                       | 2024                      | \$2,400               | 5                  | \$60,000              |                 |
| Fuel Storage                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Day Tank                                                       | 50%                   |                          |                       | 2031                      | \$12,500              | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room Basement</i>                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 275 Gallon Capacity</i>                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Main Tank                                                      | 50%                   |                          |                       | 2035                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground</i>                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 2500 Gallons</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                    | 94%                   |                          |                       | 2032                      | \$3,681,400           | 10                 | \$231,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                    | 5%                    |                          |                       | 2032                      | \$195,800             | 10                 | \$12,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Hallways</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>        |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                            | 1%                    |                          |                       | 2032                      | \$31,100              | 10                 | \$100                 |                 |

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

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                                                                |                       |                           |                       |                    |                       |                 |
| 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%               |                                                                |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Arresters/Cablings           |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                |                       | 2035                      | * *                   | 5                  | \$1,800               |                 |
| <b>Alarm</b>                 |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                                                                |                       | 2032                      | \$49,300              | 1                  | \$10,100              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Inside And Outside</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance System</i>                  |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                                                                |                       | 2027                      | \$49,300              | 1                  | \$10,100              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Exit Doors</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Intrusion Alarm And Motion Sensor</i>         |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 30%               |                                                                |                       | 2032                      | \$203,300             | 1-3                | \$49,700              |                 |
| <b>Mechanical</b>            |                   |                                                                |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |                                                                |                       | 2052                      | * *                   | 1                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Underground</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : No.4 Oil. One 20,000 Gallon Tank</i>          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment         |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler             | 100%              |                                                                |                       | 2037                      | * *                   | 1                  | \$133,000             |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Hot Water Boilers</i>                       |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump          | 100%              |                                                                |                       | 2048                      | * *                   | 4                  | \$19,900              |                 |
| Terminal Devices             |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Air Handler                  | 2%                |                                                                |                       | 2032                      | \$98,900              | 1                  | \$3,300               |                 |
| Convactor/Radiator           | 50%               |                                                                |                       | 2037                      | * *                   | 1                  | \$43,400              |                 |
| Fan Coil Unit/Heat           | 48%               |                                                                |                       | 2032                      | \$3,126,600           | 1                  | \$41,700              |                 |

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

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

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

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

| <b>Mechanical</b>            |                           | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                                |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------------|---------------------------|-----------------------|--------------------------|--------------------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                | <b>Component Type</b>     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                    | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>      |                           |                       |                          |                                                                          |                |                       |                    |                       |
| <b>Energy Source</b>         |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Electricity               | 100%                  |                          |                                                                          | 2048           | **                    | 1                  |                       |
| <b>Conversion Equipment</b>  |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Centrifugal, Elec Chiller | 98%                   |                          |                                                                          | 2035           | **                    | 1                  | \$285,300             |
|                              |                           |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Location : Basement</i>                                               |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Explanation : Refrigerant R11</i>                                     |                |                       |                    |                       |
|                              | Split Unit                | 2%                    |                          |                                                                          | 2037           | **                    |                    |                       |
| <b>Distribution</b>          |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | CW & CHW Wtr              | 15%                   |                          |                                                                          | 2042           | **                    | 4                  | \$2,000               |
|                              | Pipe/Pump                 |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Ductwork/Diffusers        | 85%                   |                          |                                                                          | LIFE           | **                    | 2                  | \$297,500             |
| <b>Terminal Devices</b>      |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Air Handler/Cool/Ht       | 100%                  |                          |                                                                          | 2032           | \$5,097,800           | 1                  | \$166,400             |
| <b>Heat Rejection</b>        |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Water Cooling Tower       | 100%                  |                          |                                                                          | 2026           | \$1,327,000           | 2                  | \$270,700             |
|                              |                           |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>         |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Location : Roof</i>                                                   |                |                       |                    |                       |
| <b>Ventilation</b>           |                           |                       |                          |                                                                          |                |                       |                    |                       |
| <b>Distribution</b>          |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Ductwork/Diffusers        | 100%                  |                          |                                                                          | LIFE           | **                    | 2-5                | \$150,000             |
| <b>Exhaust Fans</b>          |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Roof                      | 100%                  |                          |                                                                          | 2032           | \$509,800             | 2                  | \$8,200               |
| <b>Plumbing</b>              |                           |                       |                          |                                                                          |                |                       |                    |                       |
| <b>H/C Water Piping</b>      |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Brass/Copper              | 100%                  |                          |                                                                          | 2042           | **                    | 1                  |                       |
| <b>HW Heat Exchanger</b>     |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Steam Fired               | 100%                  |                          |                                                                          | 2042           | **                    | 4                  | \$26,600              |
| <b>Sanitary Piping</b>       |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Cast Iron                 | 100%                  |                          |                                                                          | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>    |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Cast Iron                 | 90%                   |                          |                                                                          | LIFE           | **                    | 1                  |                       |
|                              | Cast Iron                 | 10%                   | 0-2                      | \$1,900                                                                  | LIFE           | **                    | 1                  |                       |
|                              |                           |                       |                          | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>        |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Location : Pool Area. Two Clogged Drain.</i>                          |                |                       |                    |                       |
| <b>Pool Filter/Treatment</b> |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Sand                      | 95%                   |                          |                                                                          | 2049           | **                    | 4                  | \$94,900              |
|                              |                           |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Location : Pool Mechanical Room</i>                                   |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Explanation : New Pool Equipment Installed About 3 Years Ago.</i>     |                |                       |                    |                       |
|                              | Sand                      | 5%                    | 0-2                      | \$533,400                                                                | 2052           | **                    | 4                  | \$3,300               |
|                              |                           |                       |                          | <i>Controller Not Working, Extent : Moderate, Area Affected : 100%</i>   |                |                       |                    |                       |
|                              |                           |                       |                          | <i>Location : Basement Pool Area. Chlorine Controller Malfunctioning</i> |                |                       |                    |                       |
| <b>Backflow Preventer</b>    |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Generic                   | 100%                  |                          |                                                                          | 2037           | **                    | 1                  | \$16,500              |
| <b>Fixtures</b>              |                           |                       |                          |                                                                          |                |                       |                    |                       |
|                              | Generic                   | 100%                  |                          |                                                                          |                |                       |                    |                       |

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

| <b>Mechanical</b>                                                                                                                                                                    |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                                                                                                                                        | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport                                                                                                                                                                   | Elevators             |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | Hydraulic             | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : 3 Units From Basement To 5th Floor</i><br><i>Explanation : Two Passenger Units, One Freight Unit</i> |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression                                                                                                                                                                     | Standpipe             |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | Generic               | 100%                  |                          |                           | 2052           |                       | **                 | 1-5 \$135,600         |
|                                                                                                                                                                                      | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | Generic               | 100%                  |                          |                           | 2052           |                       | **                 | 1-2 \$75,300          |
|                                                                                                                                                                                      | Fire Pump             |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | Generic               | 100%                  |                          |                           | 2041           |                       | **                 | 1 \$50,200            |
|                                                                                                                                                                                      | Chemical System       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | No Component          | 98%                   |                          |                           |                |                       |                    |                       |
|                                                                                                                                                                                      | Generic               | 2%                    |                          |                           | 2027           | \$1,600               |                    | 1-3 \$1,600           |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : HOSTOS COMMUNITY COLLEGE SAVOY BLDG. - D  
**Address** : 120 EAST 149TH ST. @ WALTON AVE.  
**Borough** : BRONX **Agency's Number** : 220-05  
**Program / Asset #** : CUN0002.050 / 13556 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 44,976 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 22-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2350 **Lot** : 39 **BIN** : 2001091

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture |                       | \$52,200              |
| Electrical            |                       | \$1,247,700           |
| Mechanical            | \$104,300             | \$216,700             |
| <b>Total</b>          | <b>\$104,300</b>      | <b>\$1,516,600</b>    |
| Importance Code B     | \$104,300             | \$1,464,400           |
| Importance Code C     |                       | \$52,200              |
| <b>Total</b>          | <b>\$104,300</b>      | <b>\$1,516,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$92,400         | \$18,400        |                 | \$2,300         |
| Interior Architecture | \$33,800         | \$31,300        | \$3,000         | \$7,800         |
| Electrical            | \$7,400          | \$4,200         | \$5,100         | \$36,600        |
| Mechanical            | \$7,200          | \$5,100         | \$24,200        | \$5,100         |
| Site Enclosure        |                  | \$3,600         |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$144,800</b> | <b>\$66,500</b> | <b>\$36,300</b> | <b>\$55,700</b> |
| Importance Code A     | \$94,600         | \$20,700        | \$2,200         | \$4,600         |
| Importance Code B     | \$50,200         | \$42,300        | \$31,700        | \$51,200        |
| Importance Code C     |                  | \$3,600         | \$2,300         |                 |
| <b>Total</b>          | <b>\$144,800</b> | <b>\$66,500</b> | <b>\$36,300</b> | <b>\$55,700</b> |



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

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

**Asset # : 13556**

| Architecture                                                     | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                            | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                         |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity                                            | 65%            | 4+                | \$47,700       | LIFE               | **             | 5           | \$28,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : East 149th Street And Gerard Avenue</i>            |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                              | 5%             |                   |                | 2045               | **             | 5           | \$6,700        |          |
| Stucco Cement                                                    | 28%            |                   |                | 2045               | **             | 5           | \$30,200       |          |
| Window Wall                                                      | 2%             |                   |                | 2052               | **             | 5           | \$3,200        |          |
| Windows                                                          |                |                   |                |                    |                |             |                |          |
| Aluminum                                                         | 75%            | Now               | \$44,700       | 2048               | **             | 5           | \$2,400        |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                     |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel                                                 | 25%            |                   |                | 2048               | **             | 5           | \$6,000        |          |
| Parapets                                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                   | 5%             |                   |                | LIFE               | **             | 5           | \$300          |          |
| <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Corner</i>                               |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                      | 5%             |                   |                | 2052               | **             | 5           | \$1,300        |          |
| No Component                                                     | 90%            |                   |                |                    |                |             |                |          |
| Roof                                                             |                |                   |                |                    |                |             |                |          |
| Green, Roof Inaccessible                                         | 70%            |                   |                | LIFE               | **             |             |                |          |
| Plaza Roof: Stone Panels                                         | 25%            |                   |                | 2052               | **             |             |                |          |
| Skylight, Plastic                                                | 5%             |                   |                | 2045               | **             | 1           |                |          |
| Soffits                                                          |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                    | 100%           |                   |                | 2045               | **             | 5           |                |          |
| Interior                                                         |                |                   |                |                    |                |             |                |          |
| Floors                                                           |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                           | 5%             |                   |                | LIFE               | **             | 5           | \$7,400        |          |
| Ceramic Tile                                                     | 2%             |                   |                | 2041               | **             | 5           | \$1,300        |          |
| Vinyl Tile                                                       | 93%            | 4+                | \$33,800       | 2037               | **             | 3           | \$23,500       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                     |                |                   |                |                    |                |             |                |          |
| Interior Walls                                                   |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                     | 5%             |                   |                | 2041               | **             | 5           | \$4,700        |          |
| Gypsum Board                                                     | 93%            |                   |                | LIFE               | **             | 5           | \$52,200       |          |
| Masonry: Brick                                                   | 2%             |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                         |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                             | 93%            |                   |                | 2045               | **             | 5           | \$62,600       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Multi-purpose Room</i>                             |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel                                             | 2%             |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board                                                     | 5%             |                   |                | LIFE               | **             | 5           | \$4,200        |          |
| Site Enclosure                                                   |                |                   |                |                    |                |             |                |          |

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

**Asset # : 13556**

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                     | 100%              |                          |                       | 2045                      | **                    | 5-10               | \$5,900               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : On Roof</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Metal Guard Rail</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Site Pavements                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East 149th Street</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Electrical</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                     | 100%              |                          |                       | 2032                      | \$24,700              | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 2500 Amperes</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| 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              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 65 Kilowatts</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Batteries                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                         | 100%              |                          |                       | 2024                      | \$2,400               | 5                  | \$1,700               |                 |

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

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

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

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

**Asset # : 13556**

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

**Lighting**

Interior Lighting

|             |     |  |  |      |           |    |          |  |
|-------------|-----|--|--|------|-----------|----|----------|--|
| Fluorescent | 90% |  |  | 2032 | \$589,300 | 10 | \$37,100 |  |
|-------------|-----|--|--|------|-----------|----|----------|--|

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

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

|             |    |  |  |      |          |    |         |  |
|-------------|----|--|--|------|----------|----|---------|--|
| Fluorescent | 8% |  |  | 2032 | \$52,400 | 10 | \$3,300 |  |
|-------------|----|--|--|------|----------|----|---------|--|

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

*Location : Lobby*

*Explanation : Compact Fluorescent Light Fixtures*

|             |    |  |  |      |    |    |       |  |
|-------------|----|--|--|------|----|----|-------|--|
| Fluorescent | 2% |  |  | 2037 | ** | 10 | \$800 |  |
|-------------|----|--|--|------|----|----|-------|--|

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

*Location : Throughout The Building*

Egress Lighting

|                    |     |  |  |      |          |   |  |  |
|--------------------|-----|--|--|------|----------|---|--|--|
| Emergency, Service | 50% |  |  | 2027 | \$13,500 | 1 |  |  |
|--------------------|-----|--|--|------|----------|---|--|--|

|               |     |  |  |      |         |   |  |  |
|---------------|-----|--|--|------|---------|---|--|--|
| Exit, Service | 50% |  |  | 2027 | \$9,500 | 1 |  |  |
|---------------|-----|--|--|------|---------|---|--|--|

Exterior Lighting

|     |     |  |  |      |          |    |  |  |
|-----|-----|--|--|------|----------|----|--|--|
| HID | 20% |  |  | 2032 | \$41,000 | 10 |  |  |
|-----|-----|--|--|------|----------|----|--|--|

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 80% |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|

**Alarm**

Security System

|              |     |  |  |      |         |   |         |  |
|--------------|-----|--|--|------|---------|---|---------|--|
| No Component | 80% |  |  |      |         |   |         |  |
| Generic      | 10% |  |  | 2032 | \$8,200 | 1 | \$1,700 |  |

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

*Location : Inside And Outside*

*Explanation : CCTV Surveillance Cameras*

|         |     |  |  |      |         |   |         |  |
|---------|-----|--|--|------|---------|---|---------|--|
| Generic | 10% |  |  | 2027 | \$8,200 | 1 | \$1,700 |  |
|---------|-----|--|--|------|---------|---|---------|--|

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

*Location : Hallway And Exit Doors*

*Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

|                  |     |  |  |      |          |     |         |  |
|------------------|-----|--|--|------|----------|-----|---------|--|
| No Component     | 70% |  |  |      |          |     |         |  |
| Generic, Digital | 30% |  |  | 2032 | \$34,000 | 1-3 | \$8,300 |  |

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

*Location : Throughout The Service*

*Explanation : Bell, Pull Box Station Smoke Detector And Fire Alarm Panel*

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

**Heating**

Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Natural Gas | 100% |  |  | 2052 | ** | 1 |  |  |
|-------------|------|--|--|------|----|---|--|--|

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

**Asset # : 13556**

| <b>Mechanical</b>                                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler                                             | 100%              |                          |                       | 2045                      | **                    | 1                  | \$22,200              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement In Boiler Room</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit Comprised Of 3 Small Modular Boilers. Installed In 2013.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                                                  | 100%              |                          |                       | 2048                      | **                    | 4                  | \$3,300               |                 |
| Terminal Devices<br>Fan Coil Unit/Heat                                               | 100%              |                          |                       | 2037                      | **                    | 1                  | \$14,500              |                 |
| <b>Air Conditioning</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                                         | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Exterior Pkg Unit -<br>Cooling                               | 45%               |                          |                       | 2032                      | \$216,700             | 2                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rooftop Units Refrigerant R410a</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit -<br>Cooling                                                       | 45%               |                          |                       | 2040                      | **                    | 2                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rooftop</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units Installed In 2015.</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                                           | 10%               |                          |                       | 2027                      | \$104,300             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Server Room 102j, Rooms B105, B106 And B112</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers                                                   | 100%              |                          |                       | LIFE                      | **                    | 2                  | \$58,500              |                 |
| <b>Ventilation</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers                                                   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$25,100              |                 |
| Exhaust Fans<br>Roof                                                                 | 100%              |                          |                       | 2037                      | **                    | 2                  | \$1,400               |                 |
| <b>Plumbing</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper                                                     | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Water Heater With Tanks<br>Gas Fired                                                 | 100%              |                          |                       | 2030                      | \$16,700              | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement In Boiler Room</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit. Capacity 87 Gallons. Installed In 2009.</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                                         | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron                                                      | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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

**Asset # : 13556**

| <b>Mechanical</b>                                                                                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Plumbing                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Backflow Preventer                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                                                 | 100%              |                          |                       | 2037                      | **                    | 1                  | \$2,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Water Main Services. 1 Dedicated For Sprinkler System, 1 For Domestic Water System. Both Have Backflow Preventer</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fixtures                                                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                                                 | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Vertical Transport                                                                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators                                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic                                                                                                                               | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 2nd Floor</i>                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Unit</i>                                                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire Suppression                                                                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler                                                                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                                                                 | 100%              |                          |                       | 2042                      | **                    | 1-2                | \$12,600              |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$57,100              | \$52,700              |
| Interior Architecture |                       | \$63,900              |
| Mechanical            |                       | \$949,100             |
| <b>Total</b>          | <b>\$57,100</b>       | <b>\$1,065,700</b>    |
| Importance Code A     | \$57,100              | \$52,700              |
| Importance Code B     |                       | \$949,100             |
| Importance Code C     |                       | \$63,900              |
| <b>Total</b>          | <b>\$57,100</b>       | <b>\$1,065,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,700         |                 | \$11,100        | \$5,900         |
| Interior Architecture | \$38,600         | \$3,600         |                 | \$14,600        |
| Electrical            | \$3,500          | \$3,000         | \$50,400        | \$3,900         |
| Mechanical            | \$32,600         | \$10,300        | \$19,900        | \$9,700         |
| Site Enclosure        | \$2,200          |                 |                 |                 |
| Site Pavements        | \$31,100         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$171,600</b> | <b>\$20,800</b> | <b>\$85,300</b> | <b>\$38,100</b> |
| Importance Code A     | \$60,300         |                 | \$11,800        | \$5,900         |
| Importance Code B     | \$78,100         | \$19,100        | \$73,500        | \$32,200        |
| Importance Code C     | \$33,200         | \$1,700         |                 |                 |
| <b>Total</b>          | <b>\$171,600</b> | <b>\$20,800</b> | <b>\$85,300</b> | <b>\$38,100</b> |



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

**Asset # : 13594**

| Architecture                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                           | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                        |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                        | 70%            |                      |                | LIFE               | **             | 5              | \$52,700       |          |
| Metal Panel                                                           | 10%            | Now                  | \$9,700        | 2051               | **             | 5              | \$14,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Metal Panel At Penthouse North Side</i>                 |                |                      |                |                    |                |                |                |          |
| 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        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Main Entrance</i>                                       |                |                      |                |                    |                |                |                |          |
| 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              | \$37,700       |          |
| 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              | \$20,800       |          |
| 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       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st Floor Waiting Room</i>                              |                |                      |                |                    |                |                |                |          |
| Exposed Struc: Steel                                                  | 10%            |                      |                | LIFE               | **             |                |                |          |
| Gypsum Board                                                          | 5%             |                      |                | LIFE               | **             | 5              | \$5,400        |          |
| Site Enclosure                                                        |                |                      |                |                    |                |                |                |          |

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

**Asset # : 13594**

| <b>Architecture</b>                                            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                  | 75%               | Now                      | \$2,200               | 2044                      | **                    | 5                  | \$4,800               |                 |
| <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance Stair</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket                                                    | 25%               |                          |                       | 2066                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                 | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                         | 100%              |                          |                       | 2066                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                         | 80%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| Pavers/Stone                                                   | 20%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                        | 100%              | Now                      | \$31,100              | 2040                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And West Lots</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Activity Yard</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Rubber Matting                                                 | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |

| <b>Electrical</b>                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 100%              |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                         | 100%              |                          |                       | 2044                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 150 Kilovolt-ampere</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 100%              |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| <b>Raceway</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                          | 100%              |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 5%                |                          |                       | 2047                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs                                                 | 95%               |                          |                       | 2047                      | **                    | 5                  | \$1,300               |                 |
| <b>Wiring</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                    | 100%              |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                  | 100%              |                          |                       | 2044                      | **                    | 5                  | \$300                 |                 |

**Ground**

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

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

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

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

**Asset # : 13594**

| <b>Electrical</b>                |                   | <b>Current Repair</b>                                                                                                                                                                |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>     | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                                                                                             | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>                    |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Generic     | 100%              |                                                                                                                                                                                      |                       | LIFE                      | **                    | 5                  | \$700                 |                 |
| <b>Stand-by Power</b>            |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Transfer Switches<br>Automatic   | 100%              |                                                                                                                                                                                      |                       | 2044                      | **                    | 1                  | \$15,500              |                 |
| <b>Lighting</b>                  |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent | 95%               |                                                                                                                                                                                      |                       | 2036                      | **                    | 10                 | \$43,900              |                 |
|                                  |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%<br/>Location : Throughout The Building</i>                                                                           |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 5%                |                                                                                                                                                                                      |                       | 2036                      | **                    | 10                 | \$2,300               |                 |
|                                  |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%<br/>Location : Hallways</i>                                                                                       |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>           |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Emergency, Service<br>Exit, LED  | 50%               |                                                                                                                                                                                      |                       | 2036                      | **                    | 1                  |                       |                 |
|                                  | 50%               |                                                                                                                                                                                      |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>         |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 20%               |                                                                                                                                                                                      |                       | 2036                      | **                    | 10                 | \$900                 |                 |
|                                  |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%<br/>Location : Roof</i>                                                                                           |                       |                           |                       |                    |                       |                 |
| No Component                     | 80%               |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                     |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>           |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| No Component                     | 70%               |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Generic                          | 30%               |                                                                                                                                                                                      |                       | 2036                      | **                    | 1                  | \$5,700               |                 |
|                                  |                   | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : Hallways<br/>Explanation : Surveillance Camera</i>                                                         |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>      |                   |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| No Component                     | 70%               |                                                                                                                                                                                      |                       |                           |                       |                    |                       |                 |
| Generic, Digital                 | 30%               |                                                                                                                                                                                      |                       | 2036                      | **                    | 1-3                | \$9,600               |                 |
|                                  |                   | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : Hallways<br/>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Alarm Bells</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                                                                                                                        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                                                                                     | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                                                                                                                                                              |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW     | 100%              |                                                                                                                                                              |                       | 2041                      | **                    | 1                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%<br/>Location : 1st Floor Mechanical Room<br/>Explanation : Hot Water Provided From Building P</i> |                       |                           |                       |                    |                       |                 |

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

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

**Asset # : 13594**

| <b>Mechanical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW Exchanger                                              | 100%              |                          |                       | 2040                      | **                    | 2                  | \$3,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Equipment Room</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                            | 50%               |                          |                       | 2039                      | **                    | 4                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cooling Duty</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                            | 50%               | Now                      | \$1,100               | 2039                      | **                    | 4                  | \$1,200               |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Inline Pump In Ceiling Of Room V-126</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Radiation Duty</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                    | 80%               |                          |                       | 2031                      | \$741,600             | 1                  | \$25,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : With Cooling Coils</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                             | 20%               |                          |                       | 2036                      | **                    | 1                  | \$3,300               |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| District Chilled Water                                         | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chilled Water Provided From Building P</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit                                                     | 2%                |                          |                       | 2031                      | \$23,400              |                    |                       |                 |
| No Component                                                   | 98%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                         | 100%              |                          |                       | 2041                      | **                    | 4                  | \$3,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See Heating Pumps</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                            | 100%              |                          |                       | 2031                      | \$19,100              | 1                  | \$31,200              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Room</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See Heating Units</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                             | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$28,100              |                 |

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

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

**Asset # : 13594**

| <b>Mechanical</b>            | <b>Current Repair</b> |                                                                |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Interior                     | 95%                   |                                                                |                       | 2031                      | \$207,500             | 2                  | \$1,500               |                 |
| Roof                         | 5%                    |                                                                |                       | 2031                      | \$4,800               | 2                  | \$100                 |                 |
| <b>Plumbing</b>              |                       |                                                                |                       |                           |                       |                    |                       |                 |
| H/C Water Piping             |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%                  |                                                                |                       | 2041                      | **                    | 1                  |                       |                 |
| Water Heater With Tanks      |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%                  |                                                                |                       | 2024                      | \$23,100              | 4                  |                       |                 |
| Sanitary Piping              |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |                                                                |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%                  |                                                                |                       | LIFE                      | **                    | 1                  |                       |                 |
| Fixtures                     |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Elevators                    |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Hydraulic                    | 100%                  |                                                                |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : 1st To 2nd Floor</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : 1 Unit</i>                                    |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                |                       | 2041                      | **                    | 1-5                | \$25,400              |                 |
| Sprinkler                    |                       |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                |                       | 2041                      | **                    | 1-2                | \$14,100              |                 |

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| 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              |                       |
| <b>Total</b>          | <b>\$4,012,300</b>    | <b>\$3,479,800</b>    |
| Importance Code A     | \$2,468,100           | \$748,700             |
| Importance Code B     | \$1,480,300           | \$2,731,100           |
| Importance Code C     | \$63,900              |                       |
| <b>Total</b>          | <b>\$4,012,300</b>    | <b>\$3,479,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$27,800        |                 |
| Interior Architecture | \$92,200         | \$3,300         |                 | \$16,300        |
| Electrical            | \$19,900         | \$3,600         | \$33,600        | \$3,300         |
| Mechanical            | \$23,300         | \$5,500         | \$21,700        | \$5,500         |
| Site Enclosure        | \$15,800         |                 |                 |                 |
| Site Pavements        | \$39,600         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$194,800</b> | <b>\$16,200</b> | <b>\$87,100</b> | <b>\$29,000</b> |
| Importance Code A     |                  |                 | \$27,900        |                 |
| Importance Code B     | \$139,300        | \$14,400        | \$59,200        | \$29,000        |
| Importance Code C     | \$55,400         | \$1,800         |                 |                 |
| <b>Total</b>          | <b>\$194,800</b> | <b>\$16,200</b> | <b>\$87,100</b> | <b>\$29,000</b> |



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

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

| Architecture           | Current Repair                                                       |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|----------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                           | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>        |                                                                      |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                                                                      |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 85%                                                                  | Now               | \$338,000      | LIFE               | **             | 5           | \$84,100       |          |
|                        | <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Location : At Bridge Connecting G Building, Throughout.</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Light, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Window Wall            | 15%                                                                  |                   |                | 2051               | **             | 5           | \$55,600       |          |
| <b>Windows</b>         |                                                                      |                   |                |                    |                |             |                |          |
| Aluminum               | 95%                                                                  | Now               | \$173,700      | 2039               | **             | 5           | \$9,300        |          |
|                        | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Offices</i>                                            |                   |                |                    |                |             |                |          |
| Metal Louvers          | 5%                                                                   |                   |                | 2040               | **             | 10          | \$6,100        |          |
| <b>Roof</b>            |                                                                      |                   |                |                    |                |             |                |          |
| Single Ply Membrane    | 97%                                                                  | 0-2               | \$171,800      | 2026               | \$1,718,100    |             |                |          |
|                        | <i>Ponding, Extent : Light, Area Affected : 15%</i>                  |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Missing Drain Covers</i>                            |                   |                |                    |                |             |                |          |
| Skylight, Plastic      | 3%                                                                   |                   |                | 2044               | **             | 1           |                |          |
| <b>Soffits</b>         |                                                                      |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel   | 100%                                                                 | Now               | \$66,500       | 2031               | \$664,600      |             |                |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| <b>Interior</b>        |                                                                      |                   |                |                    |                |             |                |          |
| <b>Floors</b>          |                                                                      |                   |                |                    |                |             |                |          |
| Carpet                 | 45%                                                                  |                   |                | 2030               | \$450,300      | 3           | \$52,100       |          |
| Cast in Place Concrete | 5%                                                                   | Now               | \$4,800        | LIFE               | **             | 5           | \$6,300        |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Mechanical Room</i>                                    |                   |                |                    |                |             |                |          |
| Ceramic Tile           | 5%                                                                   |                   |                | 2040               | **             | 5           | \$2,900        |          |
| Vinyl Tile             | 45%                                                                  | Now               | \$14,100       | 2031               | \$703,300      | 3           | \$9,800        |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridors And Offices Throughout</i>                   |                   |                |                    |                |             |                |          |

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

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| <b>Architecture</b>                                                     |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                            | 5%                |                          |                       | 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              |                 |
| <b>Ceilings</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                    | 65%               | Now                      | \$30,600              | 2036                      | **                    | 5                  | \$18,800              |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors And Offices Throughout</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| 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               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Ceiling At North Side Near Connecting Bridge</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                           | 100%              | Now                      | \$15,800              | 2044                      | **                    | 5                  | \$34,900              |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                          | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                  | 100%              |                          |                       | 2066                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                  | 75%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| Pavers/Stone                                                            | 25%               | Now                      | \$39,600              | 2034                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Yard</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                 | 100%              | Now                      | \$63,900              | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock And Lot On North Side</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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| <b>Electrical</b>            | <b>Current Repair</b>                                                                                                          |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                                                                                              | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                                                                                                                           |                          |                       | 2031                      | \$24,700              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                                                                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Four Main Service Disconnect Switches Rated At One 3,000 Amperes, One 2,000 Amperes And Two 1,200 Amperes</i> |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%                                                                                                                           |                          |                       | 2029                      | \$26,100              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                                                                              |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 750 Kilovolt-ampere</i>                                                                                       |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                                                                                                                           |                          |                       | 2031                      | \$158,800             | 5                  | \$100                 |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 95%                                                                                                                            |                          |                       | 2031                      | \$64,200              | 1                  |                       |                 |
| Conduit                      | 5%                                                                                                                             |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Panelboards                  |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 5%                                                                                                                             |                          |                       | 2030                      | \$3,900               | 5                  |                       |                 |
| Molded Case Bkrs             | 95%                                                                                                                            |                          |                       | 2030                      | \$74,100              | 5                  | \$800                 |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Wiring                       |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 95%                                                                                                                            |                          |                       | 2031                      | \$86,700              | 1                  |                       |                 |
| Thermoplastic                | 5%                                                                                                                             |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers            |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 5%                                                                                                                             |                          |                       | 2029                      | \$2,300               | 5                  |                       |                 |
| Motor Control Center         | 95%                                                                                                                            |                          |                       | 2029                      | \$86,000              | 5                  | \$800                 |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                                                                                                                           | 4+                       | \$10,200              | LIFE                      | **                    | 5                  | \$500                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Sprinkler Room</i>                                                                                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Covered With Paint</i>                                                                                        |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                                                                                                                           |                          |                       | 2029                      | \$10,600              | 1                  | \$9,900               |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Generators                   |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                                                                                                                           |                          |                       | 2027                      | \$78,700              | 1                  | \$12,400              |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                 |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Generator Room</i>                                                                                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Emergency Generator Rated At 205 Kilowatts</i>                                                                |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Batteries                    |                                                                                                                                |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%                                                                                                                           |                          |                       | 2024                      | \$2,400               | 5                  | \$7,200               |                 |

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| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                            |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                         | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Stand-by Power               |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Fuel Storage                 |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 50%               |                                                                                                  |                       | 2030                      | \$12,500              | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Generator Room</i>                                                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 50 Gallon Capacity</i>                                                          |                       |                           |                       |                    |                       |                 |
| Underground Storage          | 50%               |                                                                                                  |                       | LIFE                      | **                    | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Underground</i>                                                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 600 Gallon</i>                                                                  |                       |                           |                       |                    |                       |                 |
| Lighting                     |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 3%                |                                                                                                  |                       | 2026                      | \$19,300              | 10                 | \$1,100               |                 |
|                              |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                                                       |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 97%               |                                                                                                  |                       | 2031                      | \$625,600             | 10                 | \$34,400              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                        |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |                                                                                                  |                       | 2031                      | \$11,600              | 1                  |                       |                 |
| Exit, Service                | 50%               |                                                                                                  |                       | 2031                      | \$8,100               | 1                  |                       |                 |
| Exterior Lighting            |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |                                                                                                  |                       | 2026                      | \$29,300              | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Operated Via Timer</i>                                                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Alarm                        |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |                                                                                                  |                       | 2036                      | **                    | 1                  | \$3,600               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Surveillance System</i>                                                         |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 30%               |                                                                                                  |                       | 2036                      | **                    | 1-3                | \$6,100               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i> |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>            |                   | <b>Current Repair</b>                                                                            |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                         | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Heating                      |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |

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| Mechanical                                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                              |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                        |            |                   |                |                    |                |             |                |          |
| HTHW/HW                                                                              | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Provided From Building P</i>                              |            |                   |                |                    |                |             |                |          |
| Distribution                                                                         |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                  | 100%       | Now               | \$16,500       | 2030               | \$82,700       | 4           | \$1,900        |          |
| <i>Broken, Extent : Severe, Area Affected : 30%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : 1 Of 3 Pumps</i>                                                       |            |                   |                |                    |                |             |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 70%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Pumps In Mechanical Room</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In Mechanical Room</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pumps Serve Chilled Water</i>                                       |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                     |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                          | 70%        |                   |                | 2026               | \$497,900      | 1           | \$16,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 30%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : With Cooling Coils. Units Cc Bl-4 And 5 Serve Theater In P A C.</i> |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                                   | 30%        |                   |                | 2029               | \$92,700       | 1           | \$3,800        |          |
| Air Conditioning                                                                     |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                        |            |                   |                |                    |                |             |                |          |
| District Chilled Water                                                               | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>                          |            |                   |                |                    |                |             |                |          |
| Distribution                                                                         |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                                               | 100%       | 0-2               | \$1,200        | 2031               | \$61,100       | 4           | \$1,900        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In Mechanical Equipment Room</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating For Pumps</i>                                           |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                     |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht                                                                  | 100%       |                   |                | 2026               | \$733,400      | 1           | \$23,900       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating Units</i>                                               |            |                   |                |                    |                |             |                |          |
| Ventilation                                                                          |            |                   |                |                    |                |             |                |          |
| Distribution                                                                         |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                   | 100%       |                   |                | LIFE               | **             | 2-5         | \$21,600       |          |
| Exhaust Fans                                                                         |            |                   |                |                    |                |             |                |          |
| Interior                                                                             | 90%        |                   |                | 2026               | \$150,900      | 2           | \$1,100        |          |
| Roof                                                                                 | 10%        |                   |                | 2026               | \$7,300        | 2           | \$100          |          |

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

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE ADMINISTRATION BUILDING**

**Asset # : 2795**

| <b>Mechanical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper                               | 100%              |                          |                       | 2031                      | \$485,500             | 1                  |                       |                 |
| HW Heat Exchanger<br>HTHW/HW                                   | 100%              |                          |                       | 2031                      | \$105,900             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron                                | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                        | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic                                                      | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st To 2nd Floor</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit Shared With P A C Building</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                        | 100%              |                          |                       | 2041                      | **                    | 1-5                | \$19,500              |                 |
| <b>Sprinkler</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                        | 20%               |                          |                       | 2031                      | \$104,500             | 1-2                | \$2,200               |                 |

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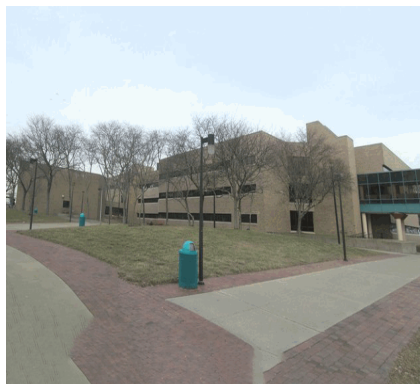
Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE ART AND SCIENCE BLDG - S  
**Address** : 2120 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230S  
**Program / Asset #** : CUN0003.0S0 / 2106 **Yr Built/Renovated** : 1976 / 2000  
**Area Sq Ft** : 105,724 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 23-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3326934

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| 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           |
| <b>Total</b>          | <b>\$4,148,700</b>    | <b>\$9,360,100</b>    |
| Importance Code A     | \$2,265,200           | \$903,600             |
| Importance Code B     | \$1,824,400           | \$8,456,500           |
| Importance Code C     | \$59,000              |                       |
| <b>Total</b>          | <b>\$4,148,700</b>    | <b>\$9,360,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$33,700         |                 | \$35,600         |                  |
| Interior Architecture | \$80,200         | \$3,900         |                  | \$462,600        |
| Electrical            | \$16,500         | \$10,900        | \$17,600         | \$10,100         |
| Mechanical            | \$33,300         | \$10,700        | \$97,300         | \$35,300         |
| Site Enclosure        | \$4,000          |                 |                  |                  |
| Site Pavements        | \$24,500         |                 |                  |                  |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$196,200</b> | <b>\$29,400</b> | <b>\$154,400</b> | <b>\$512,000</b> |
| Importance Code A     | \$33,700         | \$1,300         | \$35,800         | \$27,900         |
| Importance Code B     | \$134,500        | \$28,100        | \$118,600        | \$484,200        |
| Importance Code C     | \$27,900         |                 |                  |                  |
| <b>Total</b>          | <b>\$196,200</b> | <b>\$29,400</b> | <b>\$154,400</b> | <b>\$512,000</b> |



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

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

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 90%            | Now               | \$1,373,300    | LIFE               | **             | 5           | \$170,800      |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Building</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : At Lintels, Throughout.</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Window Wall                                                           | 10%            |                   |                | 2051               | **             | 5           | \$71,200       |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 90%            | Now               | \$70,700       | 2039               | **             | 5           | \$2,500        |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Offices</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms, Throughout.</i>                             |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 10%            |                   |                | 2040               | **             | 10          | \$3,500        |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 95%            | Now               | \$88,100       | LIFE               | **             | 5           | \$14,300       |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : East Parapet</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                     | 5%             | Now               | \$3,000        | LIFE               | **             | 5           | \$4,700        |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |
| Roof                                                                  |                |                   |                |                    |                |             |                |          |
| Copper/Terne                                                          | 25%            |                   |                | 2059               | **             | 10          | \$71,600       |          |
| Modified Bitumen                                                      | 50%            | Now               | \$183,300      | 2031               | \$611,100      |             |                |          |
| <i>Ponding, Extent : Light, Area Affected : 10%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                   | 20%            | Now               | \$91,600       | 2026               | \$458,200      |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : West Wing, Throughout.</i>                              |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Room 162, Throughout.</i>                               |                |                   |                |                    |                |             |                |          |
| Skylight, Plastic                                                     | 5%             | Now               | \$30,800       | 2044               | **             | 1           |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Soffits                                                               |                |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                  | 100%           |                   |                | 2036               | **             | 10          |                |          |

## Interior

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

| Architecture               | Current Repair                                                        |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------|-----------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type      | % of Total                                                            | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>            |                                                                       |                   |                |                    |                |             |                |          |
| <b>Floors</b>              |                                                                       |                   |                |                    |                |             |                |          |
| Carpet                     | 15%                                                                   | Now               | \$80,200       | 2027               | \$400,700      | 3           | \$34,800       |          |
|                            | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |          |
|                            | <i>Location : Throughout</i>                                          |                   |                |                    |                |             |                |          |
|                            | <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>               |                   |                |                    |                |             |                |          |
|                            | <i>Location : Throughout</i>                                          |                   |                |                    |                |             |                |          |
| Cast in Place Concrete     | 20%                                                                   |                   |                | LIFE               | **             | 5           | \$67,700       |          |
| Ceramic Tile               | 5%                                                                    |                   |                | 2040               | **             | 5           | \$7,700        |          |
| Panel/Paver: Cer/Brk       | 25%                                                                   |                   |                | 2047               | **             | 5           | \$87,000       |          |
| Vinyl Tile                 | 35%                                                                   | 4+                | \$146,100      | 2031               | \$1,460,600    | 3           | \$20,300       |          |
|                            | <i>Cracking/Crumbling, Extent : Light, Area Affected : 40%</i>        |                   |                |                    |                |             |                |          |
|                            | <i>Location : Corridors</i>                                           |                   |                |                    |                |             |                |          |
|                            | <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>            |                   |                |                    |                |             |                |          |
|                            | <i>Location : Corridors</i>                                           |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>      |                                                                       |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit      | 20%                                                                   | Now               | \$59,000       | LIFE               | **             | 5           | \$12,900       |          |
|                            | <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                            | <i>Location : Second Floor Corridor Of Art Wing</i>                   |                   |                |                    |                |             |                |          |
| Fiberglass Panel           | 25%                                                                   |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board               | 50%                                                                   |                   |                | LIFE               | **             | 5           | \$48,200       |          |
| Masonry: Brick             | 5%                                                                    |                   |                | LIFE               | **             |             |                |          |
| <b>Ceilings</b>            |                                                                       |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete    | 25%                                                                   |                   |                | LIFE               | **             | 5           | \$6,000        |          |
| Exposed Struc: Steel       | 20%                                                                   |                   |                | LIFE               | **             |             |                |          |
| Fiber Board                | 50%                                                                   | Now               | \$117,800      | 2031               | \$1,178,100    |             |                |          |
|                            | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                |                    |                |             |                |          |
|                            | <i>Location : 1st And 2nd Floor Corridors</i>                         |                   |                |                    |                |             |                |          |
|                            | <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>        |                   |                |                    |                |             |                |          |
|                            | <i>Location : Throughout</i>                                          |                   |                |                    |                |             |                |          |
|                            | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |          |
|                            | <i>Location : Throughout</i>                                          |                   |                |                    |                |             |                |          |
|                            | <i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>               |                   |                |                    |                |             |                |          |
|                            | <i>Location : Throughout</i>                                          |                   |                |                    |                |             |                |          |
| Gypsum Board               | 5%                                                                    |                   |                | LIFE               | **             | 5           | \$9,700        |          |
|                            | <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                            | <i>Location : Room 162, Throughout.</i>                               |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>      |                                                                       |                   |                |                    |                |             |                |          |
| <b>Free Standing Walls</b> |                                                                       |                   |                |                    |                |             |                |          |
| Masonry: Brick             | 100%                                                                  | 0-2               | \$3,400        | 2051               | **             |             |                |          |
|                            | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                            | <i>Location : At Generator</i>                                        |                   |                |                    |                |             |                |          |
| <b>Retaining Walls</b>     |                                                                       |                   |                |                    |                |             |                |          |
| Cast in Place Concrete     | 100%                                                                  | Now               | \$600          | 2066               | **             |             |                |          |
|                            | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                   |                |                    |                |             |                |          |
|                            | <i>Location : Loading Dock</i>                                        |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>      |                                                                       |                   |                |                    |                |             |                |          |

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

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

## Site Pavements

## On-Site Walkways

|                        |     |     |          |      |  |    |  |  |
|------------------------|-----|-----|----------|------|--|----|--|--|
| Cast in Place Concrete | 75% | Now | \$19,400 | 2044 |  | ** |  |  |
|------------------------|-----|-----|----------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Along Perimeter.**Misaligned/Bulging, Extent : Moderate, Area Affected : 2%**Location : Adjacent To Generator*

|              |     |  |  |      |  |    |  |  |
|--------------|-----|--|--|------|--|----|--|--|
| Pavers/Stone | 25% |  |  | 2040 |  | ** |  |  |
|--------------|-----|--|--|------|--|----|--|--|

## Parking/Driveway

|         |      |     |         |      |  |    |  |  |
|---------|------|-----|---------|------|--|----|--|--|
| Asphalt | 100% | 0-2 | \$5,100 | 2034 |  | ** |  |  |
|---------|------|-----|---------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : At Loading Dock And Dumpster*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |          |   |       |  |
|---------------|------|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2031 | \$50,200 | 5 | \$500 |  |
|---------------|------|--|--|------|----------|---|-------|--|

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

## Transformers

|          |      |  |  |      |          |   |       |  |
|----------|------|--|--|------|----------|---|-------|--|
| Dry Type | 100% |  |  | 2029 | \$26,100 | 5 | \$400 |  |
|----------|------|--|--|------|----------|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical And Mechanical Rooms**Explanation : One 300 Kilovolt-ampere, One 112 Kilovolt-ampere, One 75 Kilovolt-ampere*

## Switchgear / Switchboard

|               |      |  |  |      |           |   |       |  |
|---------------|------|--|--|------|-----------|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2031 | \$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 |  |
|-----------|------|--|--|------|----------|---|----------|--|

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

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

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



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

| <b>Electrical</b>                                                                             | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>                                                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>                                                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                                        | 100%                  |                          |                       | 2027                      | \$135,400             | 1                  | \$40,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Generator Rated At 150 Kilowatts</i>                                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                                                     | 100%                  |                          |                       | 2024                      | \$2,400               | 5                  | \$3,900               |                 |
| <b>Fuel Storage</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>                                                                               |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 50%                   | 0-2                      | \$500                 | 2030                      | \$25,000              | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8 Gallon Capacity, Corroded Enclosure</i>                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Underground Storage</b>                                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 50%                   |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground</i>                                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 600 Gallon</i>                                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                                            |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 8%                    |                          |                       | 2026                      | \$120,400             | 10                 | \$7,600               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>                                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                                            |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 90%                   |                          |                       | 2031                      | \$1,354,000           | 10                 | \$85,300              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Incandescent</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 2%                    |                          |                       | 2026                      | \$55,900              | 2                  |                       |                 |
| <b>Egress Lighting</b>                                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Emergency, Service</b>                                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 50%                   |                          |                       | 2031                      | \$31,100              | 1                  |                       |                 |
| <b>Exit, Service</b>                                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 50%                   |                          |                       | 2031                      | \$21,800              | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Incandescent</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 10%                   |                          |                       | 2026                      | \$55,300              | 2                  |                       |                 |
| <b>No Component</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 90%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 90%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generic</b>                                                                                |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 10%                   |                          |                       | 2036                      | **                    | 1                  | \$4,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Camera</i>                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>                                                                           |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 70%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generic, Digital</b>                                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 30%                   |                          |                       | 2036                      | **                    | 1-3                | \$20,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Mechanical Rooms</i>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns, Alarm Bells</i> |                       |                          |                       |                           |                       |                    |                       |                 |

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

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

| Mechanical                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                             |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                            | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mechanical Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Provided From Building P</i>             |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>HTHW/HW Exchanger                           | 100%       |                   |                | 2027               | \$26,600       | 2           | \$6,300        |          |
| Distribution                                                        |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                 | 100%       | 0-2               | \$132,400      | 2056               | **             | 4           | \$5,100        |          |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Pumps In 2nd Floor Mechanical Room</i>                |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In Mechanical Equipment Room</i>               |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pumps Supply Chilled Water</i>                     |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                    |            |                   |                |                    |                |             |                |          |
| Air Handler                                                         | 50%        | 0-2               | \$569,800      | 2041               | **             | 1           | \$28,800       |          |
| <i>Corroded, Extent : Severe, Area Affected : 60%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 4 Units On Roof</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Units Provide Cooling</i>                          |            |                   |                |                    |                |             |                |          |
| Air Handler                                                         | 10%        |                   |                | 2026               | \$189,900      | 1           | \$6,400        |          |
| Convactor/Radiator                                                  | 35%        |                   |                | 2029               | \$288,800      | 1           | \$11,700       |          |
| Fan Coil Unit/Heat                                                  | 5%         |                   |                | 2026               | \$125,100      | 1           | \$1,700        |          |
| Air Conditioning                                                    |            |                   |                |                    |                |             |                |          |
| Energy Source<br>District Chilled Water                             | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mechanical Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>         |            |                   |                |                    |                |             |                |          |
| Distribution                                                        |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                           | 100%       | 0-2               | \$3,300        | 2031               | \$163,200      | 4           | \$5,100        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In Mechanical Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating Pumps</i>                              |            |                   |                |                    |                |             |                |          |
| Ventilation                                                         |            |                   |                |                    |                |             |                |          |
| Distribution<br>Ductwork/Diffusers                                  | 100%       |                   |                | LIFE               | **             | 2-5         | \$57,600       |          |

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

| <b>Mechanical</b>                                                                    |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                                        | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>                                                                   |                       |                       |                          |                           |                |                       |                    |                       |
| Exhaust Fans                                                                         |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | Interior              | 10%                   |                          |                           | 2026           | \$44,800              | 2                  | \$300                 |
|                                                                                      | Roof                  | 90%                   | Now                      | \$176,200                 | 2041           | **                    | 2                  | \$2,300               |
| <i>Not in Service, Extent : Severe, Area Affected : 80%</i>                          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Laboratory Fans</i>                                                    |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>                                                                      |                       |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping                                                                     |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | Brass/Copper          | 100%                  | 0-2                      | \$25,900                  | 2031           | \$1,296,200           | 1                  |                       |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Hot Water Mixing Valve And Head Valve In 2nd Floor Mechanical Room</i> |                       |                       |                          |                           |                |                       |                    |                       |
| Water Heater With Tanks                                                              |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | Electric              | 100%                  |                          |                           | 2026           | \$23,100              | 4                  |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 2nd Floor Mechanical Equipment Room</i>                                |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 120-gallon Unit As Stand-by</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| 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%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>                                                            |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                                            |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | Hydraulic             | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st To 3rd Floor; Roof</i>                                             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                                          |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>                                                              |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe                                                                            |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | Generic               | 100%                  |                          |                           | 2031           | \$464,700             | 1-5                | \$52,100              |
| Sprinkler                                                                            |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                      | No Component          | 90%                   |                          |                           |                |                       |                    |                       |
|                                                                                      | Generic               | 10%                   |                          |                           | 2031           | \$139,600             | 1-2                | \$2,900               |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE CENTRAL SERVICES - P  
**Address** : 1813 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230P  
**Program / Asset #** : CUN0003.0P0 / 2105 **Yr Built/Renovated** : 1976 / 2012  
**Area Sq Ft** : 78,965 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 23-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8760 **Lot** : 60 **BIN** : 3326939

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$935,000             | \$458,000             |
| Interior Architecture | \$433,100             | \$696,100             |
| Electrical            | \$131,700             | \$2,906,800           |
| Mechanical            | \$4,405,100           | \$2,269,600           |
| Site Pavements        | \$88,900              |                       |
| <b>Total</b>          | <b>\$5,993,800</b>    | <b>\$6,330,500</b>    |
| Importance Code A     | \$935,000             | \$458,000             |
| Importance Code B     | \$4,732,200           | \$5,872,500           |
| Importance Code C     | \$326,600             |                       |
| <b>Total</b>          | <b>\$5,993,800</b>    | <b>\$6,330,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$70,800         | \$2,700         | \$8,800          |                  |
| Interior Architecture | \$101,100        | \$2,100         |                  | \$460,400        |
| Electrical            | \$10,200         | \$8,300         | \$16,900         | \$31,100         |
| Mechanical            | \$48,700         | \$25,500        | \$81,900         | \$25,100         |
| Site Enclosure        | \$19,600         |                 | \$1,500          |                  |
| Site Pavements        | \$4,300          |                 |                  |                  |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$258,700</b> | <b>\$42,500</b> | <b>\$113,200</b> | <b>\$520,500</b> |
| Importance Code A     | \$75,100         | \$6,900         | \$13,300         | \$4,300          |
| Importance Code B     | \$164,300        | \$33,500        | \$98,400         | \$516,300        |
| Importance Code C     | \$19,300         | \$2,100         | \$1,500          |                  |
| <b>Total</b>          | <b>\$258,700</b> | <b>\$42,500</b> | <b>\$113,200</b> | <b>\$520,500</b> |



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

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 5%             | Now               | \$87,600       | LIFE               | **             | 5           | \$37,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Wall, Generator Enclosure</i>                  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard, Generator Enclosure</i>                       |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 70%            | Now               | \$421,800      | LIFE               | **             | 5           | \$104,900      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : West Facade And Loading Dock Area</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, Below Louvers</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                    | 10%            | Now               | \$78,200       | 2036               | **             | 5           | \$23,400       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock Area</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Chiller Room</i>                                         |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                          | 5%             |                   |                | 2044               | **             | 5           | \$18,700       |          |
| Window Wall                                                            | 10%            | Now               | \$88,900       | 2051               | **             | 5           | \$28,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>                                          |                |                   |                |                    |                |             |                |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 85%            | Now               | \$15,500       | 2039               | **             | 5           | \$1,700        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor And Offices</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor And Offices</i>                                 |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                          | 15%            |                   |                | 2040               | **             | 10          | \$3,700        |          |
| Parapets                                                               |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 15%            |                   |                | LIFE               | **             | 5           | \$3,700        |          |
| Metal Rail                                                             | 85%            | Now               | \$60,600       | 2036               | **             | 5           | \$131,000      |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |

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

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

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

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

| Architecture                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                                |            |                   |                |                    |                |             |                |          |
| Roof                                                                    |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                          | 10%        | Now               | \$56,000       | 2031               | \$140,100      |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 15%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Cooling Towers</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Cooling Towers</i>                                  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 10%        |                   |                | LIFE               | **             |             |                |          |
| IRMA/Protected Membrane                                                 | 5%         |                   |                | 2026               | \$142,000      | 10          | \$6,100        |          |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                        | 70%        | Now               | \$45,900       | 2036               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Around Boiler Stack</i>                                   |            |                   |                |                    |                |             |                |          |
| Sloped Glazing                                                          | 5%         |                   |                | LIFE               | **             | 5           | \$81,900       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Over Generator Area</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fiberglass Translucent Material</i>                    |            |                   |                |                    |                |             |                |          |
| Soffits                                                                 |            |                   |                |                    |                |             |                |          |
| Fiberglass Panel                                                        | 50%        |                   |                | 2040               | **             | 5           | \$5,400        |          |
| Metal Panel                                                             | 50%        |                   |                | 2051               | **             | 5-10        | \$9,900        |          |
| Interior                                                                |            |                   |                |                    |                |             |                |          |
| Floors                                                                  |            |                   |                |                    |                |             |                |          |
| Carpet                                                                  | 11%        | Now               | \$73,400       | 2027               | \$244,800      | 3           | \$21,300       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                               |            |                   |                |                    |                |             |                |          |
| Carpet                                                                  | 9%         |                   |                | 2027               | \$200,300      | 3           | \$23,200       |          |
| Cast in Place Concrete                                                  | 62%        | 0-2               | \$132,700      | LIFE               | **             | 5           | \$174,700      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler And Chiller Rooms, At Loading Docks</i>            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                            | 3%         |                   |                | 2034               | **             | 5           | \$3,900        |          |
| Vinyl Tile                                                              | 15%        | 0-2               | \$10,400       | 2031               | \$521,400      | 3           | \$7,200        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                  |            |                   |                |                    |                |             |                |          |

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

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

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

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

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                        |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 7%             | Now               | \$72,100       | LIFE               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Generator Area</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Generator Area</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Generator Area</i>                                       |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 3%             |                   |                | 2040               |                | **          | \$4,200        |          |
| Concrete Masonry Unit                                                  | 65%            | 0-2               | \$165,500      | LIFE               |                | **          | \$36,100       |          |
| <i>Vertical Cracks, Extent : Light, Area Affected : 10%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Chiller And Boiler Rooms</i>                             |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                           | 25%            | Now               | \$9,500        | LIFE               |                | **          | \$20,800       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor Corners Throughout</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor Windows</i>                                     |                |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>                                                        |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 30%            | Now               | \$62,800       | 2036               |                | **          | \$19,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors And Offices Throughout</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors And Offices Throughout</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors And Offices Throughout</i>                     |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices And Corridors, Throughout</i>                    |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel                                                   | 70%            |                   |                | LIFE               |                | **          |                |          |
| <b>Site Enclosure</b>                                                  |                |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>                                                     |                |                   |                |                    |                |             |                |          |
| Aluminum Rail                                                          | 15%            |                   |                | 2036               |                | **          | \$2,500        | 5-10     |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Chain Link                                                             | 85%            | Now               | \$5,600        | 2041               |                | **          |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock Area</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock Area</i>                                    |                |                   |                |                    |                |             |                |          |
| <b>Retaining Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%           | Now               | \$14,100       | 2051               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Areas On North And South Sides</i>               |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Areas On North And South Sides</i>               |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Loading Areas On North And South Sides</i>               |                |                   |                |                    |                |             |                |          |

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

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

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

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

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

## Site Pavements

## On-Site Walkways

|                        |      |    |         |      |    |  |  |
|------------------------|------|----|---------|------|----|--|--|
| Cast in Place Concrete | 100% | 4+ | \$4,300 | 2044 | ** |  |  |
|------------------------|------|----|---------|------|----|--|--|

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

## Parking/Driveway

|         |      |     |          |      |    |  |  |
|---------|------|-----|----------|------|----|--|--|
| Asphalt | 100% | Now | \$88,900 | 2034 | ** |  |  |
|---------|------|-----|----------|------|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Loading Dock Areas*

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |         |   |       |
|---------------|-----|--|--|------|---------|---|-------|
| Fused Disc Sw | 75% |  |  | 2031 | \$5,500 | 5 | \$300 |
|---------------|-----|--|--|------|---------|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Disconnect Switches Rated At Two 4,000 Amperes And One 3,000 Amperes*

|               |     |  |  |      |    |   |       |
|---------------|-----|--|--|------|----|---|-------|
| Fused Disc Sw | 25% |  |  | 2051 | ** | 5 | \$100 |
|---------------|-----|--|--|------|----|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : One 1,200 Ampere Main Disconnect Switch*

## Transformers

|          |      |  |  |      |          |   |       |
|----------|------|--|--|------|----------|---|-------|
| Dry Type | 100% |  |  | 2029 | \$64,900 | 5 | \$300 |
|----------|------|--|--|------|----------|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room, Chiller Room*  
*Explanation : Two 112 Kilovolt-ampere, One 75 Kilovolt-ampere, Two 30 Kilovolt-ampere*

## Switchgear / Switchboard

|               |     |  |  |      |           |   |       |
|---------------|-----|--|--|------|-----------|---|-------|
| Fused Disc Sw | 10% |  |  | 2051 | **        | 5 |       |
| 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

|               |     |  |  |      |           |   |  |
|---------------|-----|--|--|------|-----------|---|--|
| 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 | **       |   |         |

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

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

| <b>Electrical</b>                   | <b>Current Repair</b> |                                                                           | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|-------------------------------------|-----------------------|---------------------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>        | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Ground</b>                       |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Grounding Devices<br>Not Accessible | 100%                  |                                                                           |                           |                |                       |                    |                       |                 |
| <b>Stand-by Power</b>               |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Transfer Switches                   |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Automatic                           | 50%                   |                                                                           |                           | 2029           | \$5,300               | 1                  | \$12,200              |                 |
| Automatic                           | 50%                   |                                                                           |                           | 2044           | * *                   | 1                  | \$12,200              |                 |
| <b>Generators</b>                   |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Diesel                              | 30%                   | Now                                                                       | \$2,400                   | 2027           | \$23,600              | 1                  | \$8,300               |                 |
|                                     |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Chiller Room</i>                                            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Explanation : 675 Kilowatt Generator Leaks Fuel</i>                    |                           |                |                       |                    |                       |                 |
| Natural Gas                         | 70%                   |                                                                           |                           | 2040           | * *                   | 1                  | \$21,400              |                 |
|                                     |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Outside</i>                                                 |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Explanation : Two Emergency Generators Rated At 250 Kilowatts Each</i> |                           |                |                       |                    |                       |                 |
| <b>Batteries</b>                    |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Lead/Acid                           | 30%                   |                                                                           |                           | 2024           | \$700                 | 5                  | \$900                 |                 |
| Nickel Cadmium                      | 70%                   |                                                                           |                           | 2026           | \$1,700               | 5                  | \$12,300              |                 |
| <b>Fuel Storage</b>                 |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Day Tank                            | 50%                   |                                                                           |                           | 2030           | \$12,500              | 5                  |                       |                 |
|                                     |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Chiller Room</i>                                            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Explanation : 50 Gallon Capacity</i>                                   |                           |                |                       |                    |                       |                 |
| Underground Storage                 | 50%                   |                                                                           |                           | LIFE           | * *                   | 5                  |                       |                 |
|                                     |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Outside</i>                                                 |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Explanation : 3,000 Gallons</i>                                        |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>                     |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Interior Lighting                   |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Fluorescent                         | 90%                   |                                                                           |                           | 2031           | \$1,302,600           | 10                 | \$71,000              |                 |
|                                     |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>       |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Throughout The Building</i>                                 |                           |                |                       |                    |                       |                 |
| LED                                 | 10%                   |                                                                           |                           | 2036           | * *                   |                    |                       |                 |
| <b>Egress Lighting</b>              |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Emergency, Service                  | 45%                   |                                                                           |                           | 2031           | \$23,300              | 1                  |                       |                 |
| Emergency, Battery                  | 5%                    |                                                                           |                           | 2031           | \$7,100               | 10                 | \$1,000               |                 |
| Exit, Service                       | 50%                   |                                                                           |                           | 2031           | \$18,100              | 1                  |                       |                 |
| <b>Exterior Lighting</b>            |                       |                                                                           |                           |                |                       |                    |                       |                 |
| HID                                 | 20%                   |                                                                           |                           | 2026           | \$72,000              | 10                 |                       |                 |
| No Component                        | 80%                   |                                                                           |                           |                |                       |                    |                       |                 |
| <b>Alarm</b>                        |                       |                                                                           |                           |                |                       |                    |                       |                 |
| Security System                     |                       |                                                                           |                           |                |                       |                    |                       |                 |
| No Component                        | 80%                   |                                                                           |                           |                |                       |                    |                       |                 |
| Generic                             | 20%                   |                                                                           |                           | 2036           | * *                   | 1                  | \$5,900               |                 |
|                                     |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Location : Hallways And Outside</i>                                    |                           |                |                       |                    |                       |                 |
|                                     |                       | <i>Explanation : Surveillance Camera</i>                                  |                           |                |                       |                    |                       |                 |

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$59,700

1-3

\$14,600

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

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

## Heating

## Energy Source

Interruptible Gas/Dual Fuel

100%

2041

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$42,600

## Distribution

Hot Wtr Piping/Pump

40%

2030

\$73,500

4

\$1,700

Hot Wtr Piping/Pump

60%

2047

\* \*

4

\$2,500

## Terminal Devices

Air Handler

80% Now

\$253,100

2026

\$1,265,600

1

\$38,300

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 2 Units In Mechanical Equipment Room*

Fan Coil Unit/Heat

20%

2026

\$416,800

1

\$5,600

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

95%

2027

\$1,628,300

1

\$88,500

*Other Observation, Extent : Light, Area Affected : 95%**Location : Air Conditioning Room**Explanation : 4 Units - Major Air Conditioning Source For The Entire Campus, Not For This Building. Refrigerant R-123a*

Reciprocating Compr/Chiller

5%

2026

\$62,000

1

\$2,000

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : 2 Units, 2nd Floor Communication Room*

## Distribution

CW &amp; CHW Wtr Pipe/Pump

95% Now

\$12,900

2031

\$129,100

4

\$4,000

*Broken, Extent : Severe, Area Affected : 30%**Location : 1 Chilled Water Pump In Mechanical Room**Corroded, Extent : Moderate, Area Affected : 20%**Location : Various*

No Component

5%

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

| <b>Mechanical</b>              |                                  | <b>Current Repair</b>                                                            |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|----------------------------------|----------------------------------------------------------------------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>            | <b>% of Total</b>                                                                | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Terminal Devices</b>        |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Air Handler/Dir Expansion        | 5%                                                                               |                          |                           | 2031           | \$80,600              | 1                  |                       |
|                                | Air Handler/Cool/Ht No Component | 20%                                                                              |                          |                           | 2026           | \$326,200             | 1                  | \$10,700              |
|                                |                                  | 75%                                                                              |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit        | 5%                                                                               |                          |                           | 2031           | \$12,200              | 2                  | \$3,000               |
|                                |                                  | <i>Other Observation, Extent : Light, Area Affected : 5%</i>                     |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Location : Roof</i>                                                           |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Explanation : 2 Units</i>                                                     |                          |                           |                |                       |                    |                       |
|                                | Water Cooling Tower              | 95%                                                                              |                          |                           | 2032           | \$403,400             | 2                  | \$82,300              |
|                                |                                  | <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>                |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Location : Roof</i>                                                           |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>             |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>            |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers               | 100%                                                                             |                          |                           | LIFE           | **                    | 2-5                | \$48,000              |
| <b>Exhaust Fans</b>            |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Interior                         | 100%                                                                             |                          |                           | 2026           | \$372,800             | 2                  | \$2,600               |
| <b>Plumbing</b>                |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Brass/Copper                     | 100%                                                                             |                          |                           | 2031           | \$1,079,700           | 1                  |                       |
| <b>Water Heater With Tanks</b> |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Electric                         | 100%                                                                             |                          |                           | 2026           | \$23,100              | 4                  |                       |
| <b>HW Heat Exchanger</b>       |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | HTHW/HW                          | 100%                                                                             |                          |                           | 2041           | **                    |                    |                       |
| <b>Sanitary Piping</b>         |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                        | 100%                                                                             |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                        | 100%                                                                             |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Backflow Preventer</b>      |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Generic                          | 100%                                                                             |                          |                           | 2031           | \$37,500              | 1                  | \$5,300               |
|                                |                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Location : Campus Main Box Is Located Outside Of This Building</i>            |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Explanation : Other Buildings Are Equipped With Pressure Regulator Valves</i> |                          |                           |                |                       |                    |                       |
| <b>Fixtures</b>                |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Generic                          | 100%                                                                             |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>      |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>               |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Hydraulic                        | 100%                                                                             |                          |                           | LIFE           | **                    |                    |                       |
|                                |                                  | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Location : 1st To 2nd Floor</i>                                               |                          |                           |                |                       |                    |                       |
|                                |                                  | <i>Explanation : One Unit</i>                                                    |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>        |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>               |                                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                                | Generic                          | 100%                                                                             |                          |                           | 2031           | \$387,100             | 1-5                | \$43,400              |

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

| <b>Mechanical</b>                                              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    |                       |                 |
|----------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>                                                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| 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              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 1st Floor</i>                                    |                       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Covers Most Of The Buildings On Campus</i>    |                       |                       |                          |                           |                |                       |                    |                       |                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| 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           |
| <b>Total</b>          | <b>\$3,106,100</b>    | <b>\$4,662,700</b>    |
| Importance Code A     | \$625,200             | \$388,400             |
| Importance Code B     | \$2,480,900           | \$4,274,300           |
| <b>Total</b>          | <b>\$3,106,100</b>    | <b>\$4,662,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$29,300         |                 | \$36,100         |                 |
| Interior Architecture | \$235,700        | \$5,300         | \$8,800          | \$37,900        |
| Electrical            | \$6,800          | \$6,700         | \$6,500          | \$5,500         |
| Mechanical            | \$75,400         | \$9,500         | \$86,700         | \$7,900         |
| Site Enclosure        | \$23,100         |                 |                  |                 |
| Site Pavements        | \$104,400        |                 |                  |                 |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800         | \$11,800        |
| <b>Total</b>          | <b>\$486,500</b> | <b>\$33,400</b> | <b>\$150,000</b> | <b>\$63,100</b> |
| Importance Code A     | \$29,300         |                 | \$36,300         |                 |
| Importance Code B     | \$312,100        | \$31,600        | \$113,600        | \$63,100        |
| Importance Code C     | \$145,100        | \$1,800         |                  |                 |
| <b>Total</b>          | <b>\$486,500</b> | <b>\$33,400</b> | <b>\$150,000</b> | <b>\$63,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE COLLEGE CENTER - U**  
**Asset # : 2108**

| Architecture                                                         | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                          | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                             |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                       |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                               | 5%             | Now                  | \$75,100       | LIFE               | **             | 5              | \$32,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Exterior Stairs On South Facade</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Exterior Stairs On South Facade</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>              |                |                      |                |                    |                |                |                |          |
| <i>Location : Exterior Stairs On South Side</i>                      |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                       | 75%            | Now                  | \$387,500      | LIFE               | **             | 5              | \$96,400       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout South And West Facade</i>                   |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout South Facade</i>                            |                |                      |                |                    |                |                |                |          |
| Metal Panel                                                          | 5%             | 2-4                  | \$8,300        | 2051               | **             | 5              | \$12,000       |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : West Facade And Fascia Throughout</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 75%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Fascia Throughout</i>                                  |                |                      |                |                    |                |                |                |          |
| Window Wall                                                          | 15%            |                      |                | 2051               | **             | 5              | \$72,300       |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 5%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : South Facade</i>                                       |                |                      |                |                    |                |                |                |          |
| Windows                                                              |                |                      |                |                    |                |                |                |          |
| Aluminum                                                             | 95%            | Now                  | \$14,000       | 2039               | **             | 5              | \$1,500        |          |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 10%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                         |                |                      |                |                    |                |                |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                         |                |                      |                |                    |                |                |                |          |
| Metal Louvers                                                        | 5%             |                      |                | 2040               | **             | 10             | \$1,000        |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Facades Throughout</i>                                 |                |                      |                |                    |                |                |                |          |
| Parapets                                                             |                |                      |                |                    |                |                |                |          |
| Metal Rail                                                           | 100%           | 4+                   | \$61,800       | 2036               | **             | 5              | \$133,800      |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>   |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                         |                |                      |                |                    |                |                |                |          |
| Roof                                                                 |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                               | 15%            |                      |                | LIFE               | **             |                |                |          |
| Copper/Terne                                                         | 25%            |                      |                | 2059               | **             | 10             | \$104,900      |          |
| Modified Bitumen                                                     | 60%            |                      |                | 2036               | **             | 10             | \$100,700      |          |

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

| Architecture                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                         |            |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                          |            |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                    | 25%        | Now               | \$2,700        | 2031               | \$53,300       |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side Balcony</i>                                    |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                             | 75%        | Now               | \$4,300        | 2041               | **             | 5           | \$15,700       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side And Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side And Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>                                                         |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                           |            |                   |                |                    |                |             |                |          |
| Carpet                                                                  | 20%        | Now               | \$97,400       | 2030               | \$486,800      | 3           | \$42,300       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices, Bookstore And Throughout</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices, Bookstore And Throughout</i>                     |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 10%        | Now               | \$23,400       | LIFE               | **             | 5           | \$30,800       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                       |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                            | 5%         |                   |                | 2040               | **             | 5           | \$7,000        |          |
| 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       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                   |            |                   |                |                    |                |             |                |          |
| 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       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Rooms Throughout</i>                           |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                          | 7%         |                   |                | LIFE               | **             |             |                |          |

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

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

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

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

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                        |                |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>                                                        |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 70%            | Now               | \$503,600      | 2044               | **             | 5           | \$51,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Mecahnical Spaces, Corridors 1st And Second Floors</i>   |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Mecahnical Spaces, Corridors 1st And Second Floors</i>   |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Mecahnical Spaces, Corridors 1st And Second Floors</i>   |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Cafeteria</i>                                            |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                | 15%            |                   |                | LIFE               | **             | 5           | \$3,500        |          |
| Gypsum Board                                                           | 5%             | 4+                | \$2,500        | LIFE               | **             | 5           | \$9,200        |          |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Kitchen</i>                                              |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 10%            | Now               | \$47,800       | LIFE               | **             | 5           | \$18,500       |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Commons Room 1st And 2nd Floors And Cafeteria</i>        |                |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>                                                  |                |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>                                                     |                |                   |                |                    |                |             |                |          |
| Aluminum Rail                                                          | 75%            | Now               | \$10,700       | 2036               | **             | 5           | \$23,700       |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : East Side Exterior Stair</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Chain Link                                                             | 25%            | Now               | \$7,900        | 2041               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Along West Side Of Building</i>                          |                |                   |                |                    |                |             |                |          |
| <b>Free Standing Walls</b>                                             |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%           | Now               | \$500          | 2066               | **             |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : East Side Of Building</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : East Side Of Building</i>                                |                |                   |                |                    |                |             |                |          |
| <b>Retaining Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 100%           | Now               | \$4,000        | 2051               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side Loading Dock</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side Loading Dock</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Location : West Side Loading Dock</i>                               |                |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>                                                  |                |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 75%               | 4+                       | \$30,200              | 2044                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Of Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                      | 25%               | 4+                       | \$40,200              | 2034                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Of Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$34,000              | 2034                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Of Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                           |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                               | 100%              |                          |                       | 2031                      | \$44,200              | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 3,000 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                    | 100%              |                          |                       | 2029                      | \$26,100              | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 500 Kilovolt-ampere</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| 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

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

| <b>Electrical</b>                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Generic                                            | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room U107</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Ground Observed</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches<br>Automatic                                          | 100%              |                          |                       | 2029                      | \$26,200              | 1                  | \$29,000              |                 |
| <b>Lighting</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                        | 2%                |                          |                       | 2031                      | \$27,400              | 10                 | \$1,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Fixtures</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                             | 13%               |                          |                       | 2031                      | \$178,200             | 10                 | \$11,200              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                                     | 85%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                                      | 50%               |                          |                       | 2031                      | \$77,200              | 10                 | \$11,400              |                 |
| Exit, Service                                                           | 50%               |                          |                       | 2031                      | \$19,800              | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                     | 20%               |                          |                       | 2026                      | \$85,800              | 10                 | \$100                 |                 |
| No Component                                                            | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                            | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                 | 30%               |                          |                       | 2031                      | \$51,800              | 1                  | \$10,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Camera</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                            | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                         | 30%               |                          |                       | 2026                      | \$71,100              | 1-3                | \$17,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

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

| <b>Mechanical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                            | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Provided From Building P</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                                 | 100%              | 2-4                      | \$40,200              | 2030                      | \$201,100             | 4                  | \$4,600               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pumps In 2nd Floor Mechanical Room</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Piping In Mechanical Equipment Room</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Pumps Are Heating And Cooling</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>Air Handler                                     | 70%               | Now                      | \$242,200             | 2026                      | \$1,211,100           | 1                  | \$36,700              |                 |
| <i>Broken, Extent : Severe, Area Affected : 30%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Unit Cc B1-3 In 2nd Floor Mechanical Room</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                  | 25%               |                          |                       | 2029                      | \$188,000             | 1                  | \$7,600               |                 |
| Unit Heater - Hot Water                                             | 5%                |                          |                       | 2026                      | \$27,300              |                    |                       |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>District Chilled Water                             | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chilled Water Provided From Building P</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>CW & CHW Wtr<br>Pipe/Pump                           | 100%              | 2-4                      | \$29,700              | 2031                      | \$148,700             | 4                  | \$4,600               |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Piping In Mechanical Equipment Room</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See Heating For Pumps</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>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                 |                 |
| <hr/>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper                                    | 100%              |                          |                       | 2031                      | \$1,180,800           | 1                  |                       |                 |

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

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

| <b>Mechanical</b>         |                         | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-------------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>           |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Water Heater With Tanks |                       |                                                                |                           |                |                       |                    |                       |
|                           | Electric                | 100%                  |                                                                |                           | 2026           | \$23,100              | 4                  |                       |
|                           |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : 2nd Floor Mechanical Equipment Room</i>          |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : Two 120-gallon Units, For Stand-by Use</i>    |                           |                |                       |                    |                       |
|                           | HW Heat Exchanger       |                       |                                                                |                           |                |                       |                    |                       |
|                           | HTHW/HW                 | 100%                  |                                                                |                           | 2031           | \$257,700             |                    |                       |
|                           |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : 2nd Floor Mechanical Room</i>                    |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : Two Units</i>                                 |                           |                |                       |                    |                       |
|                           | Sanitary Piping         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Cast Iron               | 100%                  |                                                                |                           | LIFE           | **                    | 1                  |                       |
|                           | Storm Drain Piping      |                       |                                                                |                           |                |                       |                    |                       |
|                           | Cast Iron               | 100%                  |                                                                |                           | LIFE           | **                    | 1                  |                       |
|                           | Fixtures                |                       |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Elevators               |                       |                                                                |                           |                |                       |                    |                       |
|                           | Hydraulic               | 100%                  |                                                                |                           | LIFE           | **                    |                    |                       |
|                           |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : 1st To 2nd Floor</i>                             |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : 3 Units</i>                                   |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Standpipe               |                       |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                |                           | 2031           | \$423,300             | 1-5                | \$47,500              |
|                           | Sprinkler               |                       |                                                                |                           |                |                       |                    |                       |
|                           | No Component            | 70%                   |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 30%                   |                                                                |                           | 2031           | \$381,400             | 1-2                | \$7,900               |
|                           | Chemical System         |                       |                                                                |                           |                |                       |                    |                       |
|                           | No Component            | 98%                   |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 2%                    |                                                                |                           | 2024           | \$1,600               | 1-3                | \$1,600               |
|                           |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Kitchen</i>                                      |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : 6 Sets</i>                                    |                           |                |                       |                    |                       |

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

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,688,000           | \$656,300             |
| Interior Architecture | \$215,800             |                       |
| Electrical            | \$200,600             | \$1,040,100           |
| Mechanical            | \$1,128,800           | \$9,053,500           |
| Site Pavements        | \$54,700              |                       |
| <b>Total</b>          | <b>\$6,288,000</b>    | <b>\$10,750,000</b>   |
| Importance Code A     | \$4,688,000           | \$656,300             |
| Importance Code B     | \$1,411,700           | \$10,093,700          |
| Importance Code C     | \$188,300             |                       |
| <b>Total</b>          | <b>\$6,288,000</b>    | <b>\$10,750,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture | \$42,700         |                 |                  |                 |
| Interior Architecture | \$107,200        | \$1,700         | \$31,600         | \$25,100        |
| Electrical            | \$29,900         | \$7,900         | \$11,500         | \$7,500         |
| Mechanical            | \$93,600         | \$20,000        | \$66,100         | \$7,200         |
| Site Enclosure        | \$1,400          |                 |                  |                 |
| Site Pavements        | \$15,000         | \$300           | \$7,100          | \$300           |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$293,700</b> | <b>\$33,900</b> | <b>\$120,200</b> | <b>\$44,100</b> |
| Importance Code A     | \$42,700         |                 | \$200            |                 |
| Importance Code B     | \$233,200        | \$31,800        | \$112,900        | \$43,800        |
| Importance Code C     | \$17,800         | \$2,000         | \$7,100          | \$300           |
| <b>Total</b>          | <b>\$293,700</b> | <b>\$33,900</b> | <b>\$120,200</b> | <b>\$44,100</b> |



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

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

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 5%             | Now               | \$141,300      | LIFE               | **             | 5           | \$60,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Stairs</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Stairs</i>                                     |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%            | Now               | \$1,556,100    | LIFE               | **             | 5           | \$193,500      |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : East And West Sides</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Window Wall                                                           | 15%            | Now               | \$430,300      | 2051               | **             | 5           | \$68,000       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Soft Joints Are Deteriorated</i>                     |                |                   |                |                    |                |             |                |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%            | Now               | \$10,900       | 2039               | **             | 5           | \$600          |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Office</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade, West Facade</i>                            |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%             |                   |                | 2040               | **             | 10          | \$400          |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 70%            |                   |                | LIFE               | **             | 5           | \$27,200       |          |
| Metal Rail                                                            | 25%            | Now               | \$31,900       | 2036               | **             | 5           | \$68,900       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                     | 5%             | Now               | \$77,200       | LIFE               | **             | 5           | \$12,200       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |

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

| Architecture           | Current Repair                                                    |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|-------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                        | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior               |                                                                   |                   |                |                    |                |             |                |          |
| Roof                   |                                                                   |                   |                |                    |                |             |                |          |
| Single Ply Membrane    | 85%                                                               | 0-2               | \$225,700      | 2026               | \$2,257,400    |             |                |          |
|                        | <i>Patching Evident, Extent : Light, Area Affected : 10%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                      |                   |                |                    |                |             |                |          |
|                        | <i>Ponding, Extent : Moderate, Area Affected : 20%</i>            |                   |                |                    |                |             |                |          |
|                        | <i>Location : Lower Roof Around Equipment</i>                     |                   |                |                    |                |             |                |          |
| Sloped Glazing         | 15%                                                               |                   |                | LIFE               | **             | 5           | \$265,400      |          |
| Soffits                |                                                                   |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel   | 75%                                                               |                   |                | 2031               |                | 10          |                |          |
| Metal Panel            | 10%                                                               |                   |                | 2051               | **             | 5-10        |                |          |
| Stucco Cement          | 15%                                                               |                   |                | 2036               | **             | 5           |                |          |
| Interior               |                                                                   |                   |                |                    |                |             |                |          |
| Floors                 |                                                                   |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 10%                                                               | Now               | \$22,300       | LIFE               | **             | 5           | \$29,300       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridor; Locker Rooms And Mechanical Rooms</i>     |                   |                |                    |                |             |                |          |
|                        | <i>Paint Peeling, Extent : Light, Area Affected : 5%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridor And Locker Rooms</i>                       |                   |                |                    |                |             |                |          |
| Ceramic Tile           | 5%                                                                | 4+                | \$7,400        | 2040               | **             | 5           | \$3,400        |          |
|                        | <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Showers And Toilets</i>                             |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk   | 15%                                                               |                   |                | 2047               | **             | 5           | \$45,200       |          |
| Sheet Vinyl/Rubber     | 30%                                                               |                   |                | 2036               | **             | 5           | \$60,300       |          |
| Vinyl Tile             | 15%                                                               |                   |                | 2036               | **             | 3           | \$10,100       |          |
| Wood                   | 25%                                                               |                   |                | 2059               | **             | 5           | \$62,800       |          |

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

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                               |                |                   |                |                    |                |             |                |          |
| Interior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 5%             | Now               | \$51,200       | LIFE               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Pool Wall</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Pool Wall</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 5%</i>                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Pool Wall</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Pool Wall</i>                                            |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%             |                   |                | 2040               |                | **          | 5              | \$3,500  |
| Concrete Masonry Unit                                                  | 65%            | Now               | \$82,400       | LIFE               |                | **          | 5              | \$17,900 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Locker Rooms, Showers, Stairs And Throughout</i>         |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : East Exit, Stair</i>                                     |                |                   |                |                    |                |             |                |          |
| Glass: Single Pane                                                     | 5%             |                   |                | LIFE               |                | **          | 5              | \$2,600  |
| Gypsum Board                                                           | 15%            | Now               | \$2,800        | LIFE               |                | **          | 5              | \$6,200  |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mezzanine</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Windows At 2nd Floor Lobby</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mezzanine</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Impact Damage At Corners</i>                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 5%             |                   |                | LIFE               |                | **          |                |          |
| Ceilings                                                               |                |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                   | 10%            | Now               | \$4,400        | 2036               |                | **          | 5              | \$3,500  |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Lobby</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Lobby</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Lobby</i>                                      |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 5%             |                   |                | 2036               |                | **          | 5              | \$2,800  |
| Exposed Struc: Concrete                                                | 20%            | Now               | \$82,200       | LIFE               |                | **          | 5              | \$1,800  |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor Near Room G207, Throughout</i>                  |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel                                                   | 45%            |                   |                | LIFE               |                | **          |                |          |
| Metal Panel                                                            | 20%            | Now               | \$36,300       | LIFE               |                | **          | 5              | \$14,000 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                 |                |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>                                 |                |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>          |                   | <b>Current Repair</b>    |                                                                     | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                               | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure               |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| Fence/Gates                  |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| Aluminum Rail                | 100%              |                          |                                                                     | 2036                      | **                    | 5-10               |                       |                 |
| Retaining Walls              |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| Cast in Place Concrete       | 100%              | Now                      | \$1,400                                                             | 2051                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Loading Dock</i>                                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Loading Dock</i>                                      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Loading Dock</i>                                      |                           |                       |                    |                       |                 |
| Site Pavements               |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| On-Site Walkways             |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| Cast in Place Concrete       | 95%               | 2-4                      | \$14,700                                                            | 2036                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout</i>                                        |                           |                       |                    |                       |                 |
| Metal                        | 5%                |                          |                                                                     | 2041                      | **                    | 1-3                | \$23,400              |                 |
| Parking/Driveway             |                   |                          |                                                                     |                           |                       |                    |                       |                 |
| Asphalt                      | 100%              | Now                      | \$54,700                                                            | 2034                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : West Side Lot</i>                                     |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                                                                                                    | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|----------------------------------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                                              | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |                          |                                                                                                    |                           |                       |                    |                       |                 |
| Service Equipment            |                   |                          |                                                                                                    |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 70%               |                          |                                                                                                    | 2031                      | \$31,000              | 5                  | \$200                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Electrical Room G121</i>                                                             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Main Service Switches Rated At 3,000 Amperes And 2,000 Amperes</i>                |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 30%               |                          |                                                                                                    | 2031                      | \$13,300              | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Electrical Room</i>                                                                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Main Service Switch Rated At 4,000 Amperes Supplying The High School Building</i> |                           |                       |                    |                       |                 |
| Transformers                 |                   |                          |                                                                                                    |                           |                       |                    |                       |                 |
| Dry Type                     | 100%              |                          |                                                                                                    | 2029                      | \$26,100              | 5                  | \$300                 |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                     |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Electrical And Mechanical Rooms</i>                                                  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 225, 45 And 30 Kilovolt-ampere</i>                                                |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |                          |                                                                                                    |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%              |                          |                                                                                                    | 2031                      | \$190,500             | 5                  | \$300                 |                 |
| Raceway                      |                   |                          |                                                                                                    |                           |                       |                    |                       |                 |
| Busway                       | 5%                |                          |                                                                                                    | 2036                      | **                    | 1                  |                       |                 |
| Conduit                      | 95%               |                          |                                                                                                    | 2031                      | \$134,200             | 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.

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| <b>Electrical</b>                                                      | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |
| <b>Wiring</b>                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                          | 95%                   |                          |                       | 2031                      | \$185,200             | 1                  |                       |                 |
| Thermoplastic                                                          | 5%                    |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                        | 10%                   |                          |                       | 2029                      | \$11,700              | 5                  |                       |                 |
| Motor Control Center                                                   | 90%                   |                          |                       | 2029                      | \$259,700             | 5                  | \$1,800               |                 |
| <b>Ground</b>                                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                | 100%                  | 2-4                      | \$10,200              | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main Room G124</i>                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                              | 100%                  |                          |                       | 2029                      | \$26,200              | 1                  | \$22,200              |                 |
| <b>Generators</b>                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                 | 100%                  |                          |                       | 2027                      | \$135,400             | 1                  | \$28,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 130 Kilowatts</i>        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium                                                         | 100%                  |                          |                       | 2024                      | \$2,400               | 5                  | \$16,100              |                 |
| <b>Fuel Storage</b>                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                        | 50%                   |                          |                       | 2030                      | \$12,500              | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10 Gallons Rated Capacity</i>                         |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Underground Storage</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                        | 50%                   |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 600 Gallons</i>                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                        | 5%                    |                          |                       | 2031                      | \$65,200              | 10                 | \$4,100               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                        | 5%                    |                          |                       | 2026                      | \$65,200              | 10                 | \$4,100               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>LED</b>                                                             |                       |                          |                       |                           |                       |                    |                       |                 |
|                                                                        | 90%                   |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                     | 50%                   |                          |                       | 2031                      | \$26,900              | 1                  |                       |                 |
| Exit, Service                                                          | 50%                   |                          |                       | 2031                      | \$18,900              | 1                  |                       |                 |

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| <b>Electrical</b>                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>Fluorescent                                                                 | 20%               |                          |                       | 2031                      | \$56,300              | 10                 | \$1,300               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling<br>Generic                                                                     | 100%              |                          |                       | 2034                      | **                    | 5                  | \$1,400               |                 |
| <b>Alarm</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic                                                       | 70%               |                          |                       | 2031                      | \$39,800              | 1                  | \$8,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Gymnasium</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Camera</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component<br>Generic, Digital                                         | 70%               |                          |                       | 2036                      | **                    | 1-3                | \$13,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                            | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Provided From Building P</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                                 | 100%              | 0-2                      | \$114,700             | 2056                      | **                    | 4                  | \$4,400               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pumps In Mechanical Equipment Room</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Piping In Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |

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| Mechanical                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                             |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                    |            |                   |                |                    |                |             |                |          |
| Air Handler                                                         | 80%        | 0-2               | \$789,900      | 2041               | **             | 1           | \$39,900       |          |
| <i>Corroded, Extent : Severe, Area Affected : 60%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 80%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 9 Units, Roof</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Units Provide Cooling</i>                          |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                  | 20%        |                   |                | 2036               | **             | 1           | \$5,800        |          |
| Air Conditioning                                                    |            |                   |                |                    |                |             |                |          |
| Energy Source                                                       |            |                   |                |                    |                |             |                |          |
| District Chilled Water                                              | 95%        |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>         |            |                   |                |                    |                |             |                |          |
| Electricity                                                         | 5%         |                   |                | 2039               | **             | 1           |                |          |
| Conversion Equipment                                                |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit                                                    | 5%         |                   |                | 2026               | \$16,600       | 1           |                |          |
| No Component                                                        | 95%        |                   |                |                    |                |             |                |          |
| Distribution                                                        |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                              | 30%        | 0-2               | \$200          | 2031               | \$2,100        | 4           | \$1,300        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In Mechanical Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating Pumps</i>                              |            |                   |                |                    |                |             |                |          |
| No Component                                                        | 70%        |                   |                |                    |                |             |                |          |
| Ventilation                                                         |            |                   |                |                    |                |             |                |          |
| Distribution                                                        |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                  | 100%       |                   |                | LIFE               | **             | 2-5         | \$49,900       |          |
| Exhaust Fans                                                        |            |                   |                |                    |                |             |                |          |
| Interior                                                            | 25%        | 0-2               | \$9,700        | 2026               | \$97,000       | 2           | \$500          |          |
| <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Pool Pump Room</i>                                    |            |                   |                |                    |                |             |                |          |
| Roof                                                                | 75%        |                   |                | 2026               | \$127,300      | 2           | \$2,100        |          |
| Plumbing                                                            |            |                   |                |                    |                |             |                |          |

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| <b>Mechanical</b>                           |                                                                                                                                                                                                                                                                                                                                           | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                | <b>% of Total</b>                                                                                                                                                                                                                                                                                                                         | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>                             |                                                                                                                                                                                                                                                                                                                                           |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper            | 60%                                                                                                                                                                                                                                                                                                                                       | 0-2                      | \$33,700              | 2031                      | \$673,900             | 1                  |                       |                 |
|                                             | <i>Corroded, Extent : Severe, Area Affected : 10%</i><br><i>Location : Water Main, 1st Floor</i>                                                                                                                                                                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel                            | 40%                                                                                                                                                                                                                                                                                                                                       | 0-2                      | \$22,300              | 2029                      | \$446,500             | 1                  |                       |                 |
|                                             | <i>Corroded, Extent : Severe, Area Affected : 40%</i><br><i>Location : Bad Condition, Pool Pump Room</i><br><i>Not Insulated, Extent : Moderate, Area Affected : 30%</i><br><i>Location : Pool Pump Room</i><br><i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 50%</i><br><i>Location : Valves And Pumps. Pool Pump Room</i> |                          |                       |                           |                       |                    |                       |                 |
| Water Heater With Tanks<br>Electric         | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | 2026                      | \$23,100              | 4                  |                       |                 |
|                                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st Floor Mechanical Room</i><br><i>Explanation : Stand-by Units</i>                                                                                                                                                                                      |                          |                       |                           |                       |                    |                       |                 |
| HW Heat Exchanger<br>HTHW/HW                | 100%                                                                                                                                                                                                                                                                                                                                      | Now                      | \$24,500              | 2031                      | \$245,100             |                    |                       |                 |
|                                             | <i>Other Observation, Extent : Severe, Area Affected : 100%</i><br><i>Location : 1st Floor Mechanical Room</i><br><i>Explanation : 1 Of 2 Units Not In Service</i>                                                                                                                                                                        |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron             | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Pool Filter/Treatment<br>Diatomaceous Earth | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | 2029                      | \$7,285,400           | 4                  | \$33,300              |                 |
| Backflow Preventer<br>Generic               | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | 2036                      | **                    | 1                  | \$5,500               |                 |
| Fixtures<br>Generic                         | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                   |                                                                                                                                                                                                                                                                                                                                           |                          |                       |                           |                       |                    |                       |                 |
| Elevators<br>Hydraulic                      | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | LIFE                      | **                    |                    |                       |                 |
|                                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : 1st To 2nd Floor</i><br><i>Explanation : One Unit</i>                                                                                                                                                                                                     |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>                     |                                                                                                                                                                                                                                                                                                                                           |                          |                       |                           |                       |                    |                       |                 |
| Standpipe<br>Generic                        | 100%                                                                                                                                                                                                                                                                                                                                      |                          |                       | 2031                      | \$402,600             | 1-5                | \$45,100              |                 |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE LEON M. GOLDSTEIN PERF. ARTS CTR  
**Address** : 2001 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230T  
**Program / Asset #** : CUN0003.0T0 / 2107 **Yr Built/Renovated** : 1977 / 2008  
**Area Sq Ft** : 46,768 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 15-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3326937

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$210,000             | \$170,700             |
| Electrical            |                       | \$1,167,100           |
| Mechanical            | \$159,300             | \$1,003,500           |
| <b>Total</b>          | <b>\$369,300</b>      | <b>\$2,341,400</b>    |
| Importance Code A     | \$210,000             | \$170,700             |
| Importance Code B     | \$159,300             | \$2,170,600           |
| <b>Total</b>          | <b>\$369,300</b>      | <b>\$2,341,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|-----------------|----------------|------------------|-----------------|
| Exterior Architecture |                 |                | \$16,200         |                 |
| Interior Architecture | \$35,100        | \$1,800        | \$4,300          | \$16,300        |
| Electrical            | \$1,200         | \$1,500        | \$73,100         | \$1,200         |
| Mechanical            | \$26,600        | \$2,400        | \$14,200         | \$8,700         |
| Site Enclosure        |                 |                | \$4,800          |                 |
| Site Pavements        | \$14,200        |                |                  |                 |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900          | \$3,900         |
| <b>Total</b>          | <b>\$81,100</b> | <b>\$9,700</b> | <b>\$116,700</b> | <b>\$30,100</b> |
| Importance Code A     |                 |                | \$16,300         |                 |
| Importance Code B     | \$66,900        | \$7,900        | \$95,500         | \$30,100        |
| Importance Code C     | \$14,200        | \$1,800        | \$4,800          |                 |
| <b>Total</b>          | <b>\$81,100</b> | <b>\$9,700</b> | <b>\$116,700</b> | <b>\$30,100</b> |



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

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

| <b>Architecture</b>                                               | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                    | 80%                   |                          |                       | LIFE                      | **                    | 5                  | \$59,200              |                 |
| Metal Coiling Doors                                               | 5%                    |                          |                       | 2036                      | **                    | 5                  | \$11,600              |                 |
| Window Wall                                                       | 15%                   | Now                      | \$131,700             | 2051                      | **                    | 5                  | \$20,800              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers                                                     | 100%                  |                          |                       | 2040                      | **                    | 10                 | \$11,200              |                 |
| <b>Roof</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Copper/Terne                                                      | 60%                   |                          |                       | 2046                      | **                    | 10                 | \$78,400              |                 |
| Modified Bitumen                                                  | 20%                   |                          |                       | 2031                      | \$111,500             | 10                 | \$10,400              |                 |
| Single Ply Membrane                                               | 20%                   |                          |                       | 2036                      | **                    | 10                 | \$10,400              |                 |
| <b>Interior</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                            | 50%                   |                          |                       | 2030                      | \$500,300             | 3                  | \$57,900              |                 |
| Cast in Place Concrete                                            | 10%                   | Now                      | \$9,600               | LIFE                      | **                    | 5                  | \$12,700              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| Quarry Tile                                                       | 5%                    |                          |                       | 2044                      | **                    | 5                  | \$4,300               |                 |
| Sheet Vinyl/Rubber                                                | 10%                   |                          |                       | 2036                      | **                    | 5                  | \$8,700               |                 |
| Vinyl Tile                                                        | 25%                   |                          |                       | 2036                      | **                    | 3                  | \$7,200               |                 |
| <b>Interior Walls</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                      | 5%                    |                          |                       | 2040                      | **                    | 5                  | \$3,600               |                 |
| Concrete Masonry Unit                                             | 75%                   |                          |                       | LIFE                      | **                    | 5                  | \$21,700              |                 |
| Gypsum Board                                                      | 10%                   |                          |                       | LIFE                      | **                    | 5                  | \$4,300               |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair To Mezzanine</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                    | 10%                   |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                              | 15%                   | Now                      | \$7,100               | 2036                      | **                    | 5                  | \$4,300               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilets And Office</i>                              |                       |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                              | 70%                   |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                      | 15%                   |                          |                       | LIFE                      | **                    | 5                  | \$10,900              |                 |
| <b>Site Enclosure</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                     | 100%                  |                          |                       | 2036                      | **                    | 5-10               | \$8,000               |                 |
| <b>Retaining Walls</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 100%                  |                          |                       | 2066                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 10%               | 0-2                      | \$500                 | 2034                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 70%               | 2-4                      | \$5,100               | 2044                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                      | 20%               |                          |                       | 2034                      |                       | **                 |                       |                 |
| Parking/Driveway                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$8,600               | 2034                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Side Lot</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 100%              |                          |                       | 2041                      |                       | **                 | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room P A C 104</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 800 Ampere Main Switch, Building Fed From Building A</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                  | 10%               |                          |                       | 2036                      |                       | **                 | 5                     |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 225 Kilovolt-ampere</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| 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

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

| <b>Electrical</b>                                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                                | 20%               |                          |                       | 2036                      | **                    | 10                 | \$7,100               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Workshops And Offices</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                             | 5%                |                          |                       | 2026                      | \$22,400              | 10                 | \$100                 |                 |
| Incandescent                                                                    | 75%               |                          |                       | 2031                      | \$785,400             | 2                  | \$600                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Stage</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Stage Lights</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                              | 50%               |                          |                       | 2031                      | \$11,600              | 1                  |                       |                 |
| Exit, Service                                                                   | 50%               |                          |                       | 2031                      | \$8,100               | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                             | 20%               |                          |                       | 2026                      | \$42,600              | 10                 |                       |                 |
| No Component                                                                    | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                    | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                | 30%               |                          |                       | 2036                      | **                    | 1-3                | \$8,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                             | 100%              |                          |                       | 2030                      | \$82,700              | 4                  | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Heating Hot Water Provided From Administration Building</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                              | 15%               |                          |                       | 2029                      | \$46,400              | 1                  | \$1,900               |                 |
| Induction Unit                                                                  | 5%                |                          |                       | 2027                      | \$7,000               | 1                  | \$600                 |                 |
| No Component                                                                    | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location :</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Service Provided From Administration Building</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                              | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$21,600              |                 |
| <b>Exhaust Fans</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                                        | 95%               |                          |                       | 2026                      | \$159,300             | 2                  | \$1,100               |                 |
| Roof                                                                            | 5%                |                          |                       | 2026                      | \$3,700               | 2                  | \$100                 |                 |
| <b>Plumbing</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

| Mechanical<br>System<br>Component<br>Type | Current Repair |                      | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------|----------------|----------------------|--------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years) | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Plumbing                                  |                |                      |                    |                |                |                |          |
| H/C Water Piping<br>Brass/Copper          | 100%           |                      | 2031               | \$485,500      | 1              |                |          |
| Water Heater With Tanks<br>Electric       | 100%           |                      | 2024               | \$23,100       | 4              |                |          |
| Sanitary Piping<br>Cast Iron              | 100%           |                      | LIFE               | * *            | 1              |                |          |
| Storm Drain Piping<br>Cast Iron           | 100%           |                      | LIFE               | * *            | 1              |                |          |
| Sump Pump(s)<br>Submersible               | 100%           |                      | 2024               | \$1,400        | 4              | \$1,500        |          |
| Fixtures                                  |                |                      |                    |                |                |                |          |
| Generic                                   | 100%           |                      |                    |                |                |                |          |
| Fire Suppression                          |                |                      |                    |                |                |                |          |
| Standpipe<br>Generic                      | 100%           |                      | 2031               | \$174,000      | 1-5            | \$19,500       |          |
| Sprinkler                                 |                |                      |                    |                |                |                |          |
| No Component                              | 50%            |                      |                    |                |                |                |          |
| Generic                                   | 50%            |                      | 2031               | \$261,400      | 1-2            | \$5,400        |          |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$691,200             | \$98,900              |
| Interior Architecture | \$183,700             | \$314,000             |
| Electrical            | \$181,500             | \$602,800             |
| Mechanical            | \$3,619,500           | \$15,694,800          |
| <b>Total</b>          | <b>\$4,675,800</b>    | <b>\$16,710,400</b>   |
| Importance Code A     | \$743,700             | \$98,900              |
| Importance Code B     | \$3,879,400           | \$16,525,400          |
| Importance Code C     | \$52,800              | \$86,200              |
| <b>Total</b>          | <b>\$4,675,800</b>    | <b>\$16,710,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$71,500         |                  | \$61,700         |                  |
| Interior Architecture | \$305,000        | \$6,700          |                  | \$45,600         |
| Electrical            | \$28,700         | \$21,000         | \$28,800         | \$19,900         |
| Mechanical            | \$17,300         | \$61,800         | \$115,200        | \$31,500         |
| Site Enclosure        | \$6,500          |                  |                  |                  |
| Site Pavements        | \$9,400          |                  |                  |                  |
| Elevators/Escalators  | \$15,800         | \$15,800         | \$15,800         | \$15,800         |
| <b>Total</b>          | <b>\$454,100</b> | <b>\$105,400</b> | <b>\$221,500</b> | <b>\$112,800</b> |
| Importance Code A     | \$71,500         | \$2,500          | \$64,400         | \$2,500          |
| Importance Code B     | \$327,500        | \$102,900        | \$157,100        | \$110,300        |
| Importance Code C     | \$55,100         |                  |                  |                  |
| <b>Total</b>          | <b>\$454,100</b> | <b>\$105,400</b> | <b>\$221,500</b> | <b>\$112,800</b> |



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

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

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                       |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 65%            |                   |                | LIFE               | **             | 5           | \$98,900       |          |
| Metal Panel                                                           | 5%             |                   |                | 2051               | **             | 5-10        | \$52,300       |          |
| Metal Coiling Doors                                                   | 5%             |                   |                | 2044               | **             | 5           | \$23,800       |          |
| Stucco Cement                                                         | 15%            |                   |                | 2044               | **             | 5           | \$57,000       |          |
| Window Wall                                                           | 10%            | Now               | \$180,400      | 2051               | **             | 5           | \$28,500       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Rotunda</i>                                             |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Rotunda</i>                                             |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                 |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                        |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 90%            | Now               | \$71,300       | 2047               | **             | 5           | \$7,700        |          |
| <i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 10%            |                   |                | 2040               | **             | 10          | \$10,600       |          |
| <hr/>                                                                 |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>                                                       |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%            |                   |                | LIFE               | **             | 5           | \$12,900       |          |
| Metal Rail                                                            | 15%            |                   |                | 2044               | **             | 5-10        | \$43,800       |          |
| Pre-Cast Concrete                                                     | 5%             | Now               | \$3,200        | LIFE               | **             | 5           | \$5,100        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>                                              |                |                   |                |                    |                |             |                |          |
| <hr/>                                                                 |                |                   |                |                    |                |             |                |          |
| <b>Roof</b>                                                           |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 2%             | Now               | \$1,300        | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Room 130 C</i>                                     |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane                                               | 10%            |                   |                | 2036               | **             | 10          | \$12,100       |          |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Terrace</i>                                       |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                      | 85%            | Now               | \$439,500      | 2036               | **             |             |                | 1        |
| <i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Third Floor</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Room M402, 3rd Floor Corridors And M333</i>        |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 3%             |                   |                | 2051               | **             | 10          | \$12,100       |          |
| <hr/>                                                                 |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                        |                |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                  | 100%           |                   |                | 2036               | **             | 10          | \$35,300       |          |
| <hr/>                                                                 |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>                                                       |                |                   |                |                    |                |             |                |          |

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

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

| Architecture           | Current Repair                                                          |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|-------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                              | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior               |                                                                         |                   |                |                    |                |             |                |          |
| Floors                 |                                                                         |                   |                |                    |                |             |                |          |
| Carpet                 | 25%                                                                     | Now               | \$233,200      | 2030               | \$1,165,800    | 3           | \$101,200      |          |
|                        | <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 30%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| 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           | \$47,200       |          |
| Interior Walls         |                                                                         |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 15%                                                                     | 0-2               | \$52,800       | LIFE               | **             | 5           | \$11,500       |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Folding Partition      | 5%                                                                      |                   |                | 2053               | **             | 5           | \$24,000       |          |
| Glass: Single Pane     | 5%                                                                      |                   |                | LIFE               | **             | 5           | \$7,200        |          |
| Gypsum Board           | 75%                                                                     | Now               | \$39,300       | LIFE               | **             | 5           | \$86,200       |          |
|                        | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout Corridors At Corners</i>                       |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Aquarium</i>                                              |                   |                |                    |                |             |                |          |
| Ceilings               |                                                                         |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 5%                                                                      | Now               | \$10,600       | 2044               | **             | 5           | \$8,400        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Rotunda Room</i>                                          |                   |                |                    |                |             |                |          |
|                        | <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Rotunda Room</i>                                          |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 80%                                                                     | Now               | \$70,100       | 2044               | **             | 5           | \$108,000      |          |
|                        | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>  |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridor Near Room 226</i>                                |                   |                |                    |                |             |                |          |
|                        | <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridors Throughout</i>                                  |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Corridor Near Room 226</i>                                |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel   | 10%                                                                     |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board           | 5%                                                                      |                   |                | LIFE               | **             | 5           | \$16,900       |          |
| Site Enclosure         |                                                                         |                   |                |                    |                |             |                |          |
| Fence/Gates            |                                                                         |                   |                |                    |                |             |                |          |
| Aluminum Rail          | 100%                                                                    | Now               | \$1,700        | 2036               | **             | 5           | \$3,700        |          |
|                        | <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Southwest Corner Of Building</i>                          |                   |                |                    |                |             |                |          |
| Free Standing Walls    |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 50%                                                                     |                   |                | 2066               | **             |             |                |          |
| Masonry: Brick         | 50%                                                                     | Now               | \$4,800        | 2051               | **             |             |                |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : At Loading Dock And Dumpster</i>                          |                   |                |                    |                |             |                |          |

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

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

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

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

| <b>Architecture</b>                                            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| 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                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northeast Lot</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                                                                        | 100%              |                          |                       | 2041                      |                       | **                 | 5                     | \$5,400         |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 1,600 Amperes</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                                                | 100%              |                          |                       | 2036                      |                       | **                 | 5                     | \$800           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 500 Kilovolt-ampere, One 300 Kilovolt-ampere, One 225 Kilovolt-ampere, One 150 Kilovolt-ampere</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                                                                        | 100%              |                          |                       | 2041                      |                       | **                 | 5                     | \$5,400         |
| Raceway                                                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                                                 | 100%              |                          |                       | 2041                      |                       | **                 | 1                     |                 |
| Panelboards                                                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                           | 5%                |                          |                       | 2039                      |                       | **                 | 5                     | \$200           |
| Molded Case Bkrs                                                                                                        | 95%               |                          |                       | 2039                      |                       | **                 | 5                     | \$5,100         |
| Wiring                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                                                                           | 100%              |                          |                       | 2041                      |                       | **                 | 1                     |                 |
| Motor Controllers                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                                                         | 10%               |                          |                       | 2036                      |                       | **                 | 5                     | \$100           |
| Motor Control Center                                                                                                    | 90%               |                          |                       | 2036                      |                       | **                 | 5                     | \$5,000         |
| Ground                                                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                                                                          | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Stand-by Power                                                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                                                                               | 100%              |                          |                       | 2036                      |                       | **                 | 1                     | \$62,800        |

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

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

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

| <b>Electrical</b>                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>                                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                                           | 100%              |                          |                       | 2034                      | **                    | 1                  | \$79,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Generator Rated At 350 Kilowatts</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                                                        | 100%              |                          |                       | 2024                      | \$2,400               | 5                  | \$7,600               |                 |
| <b>Fuel Storage</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 50%               |                          |                       | 2039                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 60 Gallon Capacity</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Underground Storage</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 50%               |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground</i>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1,000 Gallon</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 3%                |                          |                       | 2031                      | \$89,100              | 10                 | \$5,600               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 97%               |                          |                       | 2036                      | **                    | 10                 | \$181,500             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Emergency, Service</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 50%               |                          |                       | 2031                      | \$61,400              | 1                  |                       |                 |
| <b>Exit, Service</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 50%               |                          |                       | 2031                      | \$43,000              | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HID</b>                                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 20%               |                          |                       | 2031                      | \$185,900             | 10                 | \$100                 |                 |
| <b>No Component</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Arresters/Cabling</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generic</b>                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 100%              |                          |                       | 2046                      | **                    | 5                  | \$1,300               |                 |
| <b>Alarm</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Generic</b>                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 30%               |                          |                       | 2031                      | \$112,200             | 1                  | \$22,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance System</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Generic, Digital</b>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                                  | 30%               |                          |                       | 2031                      | \$154,200             | 1-3                | \$37,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

| Mechanical                                                                   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                        | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                               |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                     | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Provided From Building P</i>                      |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>HTHW/HW Exchanger                                    | 100%       |                   |                | 2027               | \$52,500       | 2           | \$12,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 4 Units</i>                                                 |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                          |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                          | 50%        |                   |                | 2030               | \$217,800      | 4           | \$5,000        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Serve Air Handlers And Supply Chilled Water</i>             |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                          | 50%        |                   |                | 2030               | \$217,800      | 4           | \$5,000        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Radiation Duty</i>                                |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                      |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                  | 70%        |                   |                | 2026               | \$2,624,600    | 1           | \$88,300       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Units Provide Cooling Too</i>                               |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator                                                           | 20%        |                   |                | 2029               | \$325,800      | 1           | \$13,200       |          |
| Fan Coil Unit/Heat                                                           | 10%        |                   |                | 2026               | \$494,000      | 1           | \$6,600        |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                      |            |                   |                |                    |                |             |                |          |
| Energy Source<br>District Chilled Water                                      | 90%        |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Mechanical Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>                  |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| Electricity                                                                  | 10%        |                   |                | 2039               | **             | 1           |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Reciprocating<br>Compr/Chiller                       | 10%        |                   |                | 2026               | \$293,900      | 1           | \$9,500        |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mechanical Equipment Room - For The Theatre Only</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| No Component                                                                 | 90%        |                   |                |                    |                |             |                |          |
| <hr/>                                                                        |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                          |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                                    | 100%       |                   |                | 2031               | \$32,200       | 4           | \$10,100       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Mechanical Room</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Condenser And Chilled Water Pumps Serve Theater</i>         |            |                   |                |                    |                |             |                |          |

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

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

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



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

| Mechanical                                                                                                                                | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                                                                               | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                                                                                                                          |                |                      |                |                    |                |                |                |          |
| Heat Rejection                                                                                                                            |                |                      |                |                    |                |                |                |          |
| Water Cooling Tower                                                                                                                       | 10%            |                      |                | 2025               | \$10,100       | 2              | \$20,500       |          |
| No Component                                                                                                                              | 90%            |                      |                |                    |                |                |                |          |
| Ventilation                                                                                                                               |                |                      |                |                    |                |                |                |          |
| Distribution                                                                                                                              |                |                      |                |                    |                |                |                |          |
| Ductwork/Diffusers                                                                                                                        | 100%           |                      |                | LIFE               | **             | 2-5            | \$113,800      |          |
| Exhaust Fans                                                                                                                              |                |                      |                |                    |                |                |                |          |
| 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                                                                                                                                 | 100%           | Now                  | \$50,200       | LIFE               | **             | 1              |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>                                                                            |                |                      |                |                    |                |                |                |          |
| <i>Location : Culinary Kitchen</i>                                                                                                        |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Three compartment Sink Indirect Waste Overflows; Venting Incorrect, Resulting In Sewer Gas Emission; Back Siphonage.</i> |                |                      |                |                    |                |                |                |          |
| Storm Drain Piping                                                                                                                        |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                                                                                                 | 100%           |                      |                | LIFE               | **             | 1              |                |          |
| Pool Filter/Treatment                                                                                                                     |                |                      |                |                    |                |                |                |          |
| Sand                                                                                                                                      | 100%           |                      |                | 2029               | \$13,484,800   | 4              | \$75,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                            |                |                      |                |                    |                |                |                |          |
| <i>Location : Mechanical Room</i>                                                                                                         |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 1 Unit For The Fish Tank</i>                                                                                             |                |                      |                |                    |                |                |                |          |
| Sewage Ejector(s)                                                                                                                         |                |                      |                |                    |                |                |                |          |
| Electric                                                                                                                                  | 100%           |                      |                | 2026               | \$104,300      | 4              | \$8,100        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                            |                |                      |                |                    |                |                |                |          |
| <i>Location : Room No M158d</i>                                                                                                           |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 1 Unit</i>                                                                                                               |                |                      |                |                    |                |                |                |          |
| Fixtures                                                                                                                                  |                |                      |                |                    |                |                |                |          |
| Generic                                                                                                                                   | 100%           |                      |                |                    |                |                |                |          |
| Vertical Transport                                                                                                                        |                |                      |                |                    |                |                |                |          |
| Elevators                                                                                                                                 |                |                      |                |                    |                |                |                |          |
| Hydraulic                                                                                                                                 | 100%           |                      |                | LIFE               | **             |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                                            |                |                      |                |                    |                |                |                |          |
| <i>Location : 2 Units From 1st To 4th Floor; 2 Units From 1st To 3rd Floor</i>                                                            |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 4 Units</i>                                                                                                              |                |                      |                |                    |                |                |                |          |
| Fire Suppression                                                                                                                          |                |                      |                |                    |                |                |                |          |
| Standpipe                                                                                                                                 |                |                      |                |                    |                |                |                |          |
| Generic                                                                                                                                   | 100%           |                      |                | 2041               | **             | 1-5            | \$102,800      |          |

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

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

| <b>Mechanical</b>                                              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    |                       |                 |
|----------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>                                                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Fire Suppression                                               |                       |                       |                          |                           |                |                       |                    |                       |                 |
| Sprinkler                                                      |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                | No Component          | 60%                   |                          |                           |                |                       |                    |                       |                 |
|                                                                | Generic               | 40%                   |                          |                           | 2041           | * *                   | 1-2                | \$22,900              |                 |
| Chemical System                                                |                       |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                | No Component          | 98%                   |                          |                           |                |                       |                    |                       |                 |
|                                                                | Generic               | 2%                    |                          |                           | 2029           | \$1,600               | 1-3                | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : 2nd Floor</i>                                    |                       |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 2 Sets</i>                                    |                       |                       |                          |                           |                |                       |                    |                       |                 |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,763,100           | \$481,700             |
| Interior Architecture | \$555,500             | \$1,661,800           |
| Electrical            | \$230,900             | \$2,088,300           |
| Mechanical            | \$2,756,100           | \$3,484,800           |
| Site Pavements        | \$92,100              |                       |
| <b>Total</b>          | <b>\$5,397,600</b>    | <b>\$7,716,500</b>    |
| Importance Code A     | \$1,763,100           | \$566,300             |
| Importance Code B     | \$3,542,400           | \$7,150,200           |
| Importance Code C     | \$92,100              |                       |
| <b>Total</b>          | <b>\$5,397,600</b>    | <b>\$7,716,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>     | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|--------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$5,400            |                 | \$13,000        |                 |
| Interior Architecture | \$1,208,300        |                 |                 | \$39,500        |
| Electrical            | \$35,800           | \$17,400        | \$20,600        | \$18,100        |
| Mechanical            | \$8,200            | \$13,100        | \$48,000        | \$10,800        |
| Site Pavements        | \$16,300           |                 |                 |                 |
| Elevators/Escalators  | \$15,800           | \$15,800        | \$15,800        | \$15,800        |
| <b>Total</b>          | <b>\$1,289,700</b> | <b>\$46,300</b> | <b>\$97,400</b> | <b>\$84,200</b> |
| Importance Code A     | \$5,400            |                 | \$13,300        |                 |
| Importance Code B     | \$1,219,800        | \$46,300        | \$84,100        | \$84,200        |
| Importance Code C     | \$64,500           |                 |                 |                 |
| <b>Total</b>          | <b>\$1,289,700</b> | <b>\$46,300</b> | <b>\$97,400</b> | <b>\$84,200</b> |



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

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

| Architecture           | Current Repair                                                         |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                             | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior               |                                                                        |                   |                |                    |                |             |                |          |
| Exterior Walls         |                                                                        |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 80%                                                                    | Now               | \$980,300      | LIFE               | **             | 5           | \$121,900      |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| Window Wall            | 20%                                                                    | Now               | \$361,500      | 2041               | **             | 5           | \$57,100       |          |
|                        | <i>Water Penetration, Extent : Light, Area Affected : 20%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| Windows                |                                                                        |                   |                |                    |                |             |                |          |
| Aluminum               | 95%                                                                    | Now               | \$55,300       | 2039               | **             | 5           | \$2,000        |          |
|                        | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| Metal Louvers          | 5%                                                                     |                   |                | 2034               | **             | 10          | \$1,300        |          |
| Parapets               |                                                                        |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta | 10%                                                                    | Now               | \$4,100        | LIFE               | **             | 5           | \$3,500        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 60%                                                                    | Now               | \$68,000       | LIFE               | **             | 5           | \$2,700        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
|                        | <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout Parapet</i>                                   |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Light, Area Affected : 20%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                           |                   |                |                    |                |             |                |          |
| 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               | \$222,700      | LIFE               | **             | 5           | \$182,700      |          |
|                        | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Over Reception Area, Throughout.</i>                     |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Over Information Area, Ramp, Throughout.</i>             |                   |                |                    |                |             |                |          |
| Soffits                |                                                                        |                   |                |                    |                |             |                |          |
| Stucco Cement          | 100%                                                                   |                   |                | 2044               | **             | 5           |                |          |
| Interior               |                                                                        |                   |                |                    |                |             |                |          |

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

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

| Architecture                                                            | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                                |                |                   |                |                    |                |             |                |          |
| Floors                                                                  |                |                   |                |                    |                |             |                |          |
| Carpet                                                                  | 35%            | 0-2               | \$1,124,100    | 2033               | \$1,124,100    | 3           | \$97,600       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 15%            |                   |                | LIFE               | **             | 5           | \$61,000       |          |
| Ceramic Tile                                                            | 5%             |                   |                | 2034               | **             | 5           | \$9,300        |          |
| Panel/Paver: Cer/Brk                                                    | 15%            |                   |                | 2039               | **             | 5           | \$62,800       |          |
| Vinyl Tile                                                              | 30%            | Now               | \$150,500      | 2031               | \$1,505,000    | 3           | \$20,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| Interior Walls                                                          |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 5%             |                   |                | LIFE               | **             |             |                |          |
| Concrete Masonry Unit                                                   | 15%            |                   |                | LIFE               | **             | 5           | \$7,100        |          |
| Glass: Single Pane                                                      | 10%            |                   |                | LIFE               | **             | 5           | \$8,800        |          |
| Gypsum Board                                                            | 60%            | Now               | \$48,200       | LIFE               | **             | 5           | \$42,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                          | 10%            |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                                |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                    | 25%            | Now               | \$77,800       | 2036               | **             | 5           | \$23,900       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                 | 35%            | Now               | \$196,300      | LIFE               | **             | 5           | \$10,500       |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridor Under Ramp And L130, Throughout.</i>             |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                            | 40%            | Now               | \$130,900      | LIFE               | **             | 5           | \$95,800       |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Near Reference Desk On First Floor, Throughout.</i>       |                |                   |                |                    |                |             |                |          |
| Site Enclosure                                                          |                |                   |                |                    |                |             |                |          |
| Fence/Gates                                                             |                |                   |                |                    |                |             |                |          |
| Chain Link                                                              | 100%           |                   |                | 2051               | **             |             |                |          |
| Retaining Walls                                                         |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 100%           |                   |                | 2051               | **             |             |                |          |
| Site Pavements                                                          |                |                   |                |                    |                |             |                |          |
| On-Site Walkways                                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 90%            | 2-4               | \$92,100       | 2036               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |
| Pavers/Stone                                                            | 10%            | 0-2               | \$16,300       | 2034               | **             |             |                |          |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |                |                   |                |                    |                |             |                |          |

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

| <b>Electrical</b>                                                                                             | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|---------------------------------------------------------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                                  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                                                                        |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                                      |                       |                          |                           |                |                       |                    |                       |                 |
| Air Circuit Breaker                                                                                           | 20%                   |                          |                           | 2031           | \$21,200              | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                             |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| Air Circuit Breaker                                                                                           | 60%                   |                          |                           | 2031           | \$63,500              | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                             |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Two 3,000 Ampere Main Service Switches Serving T5 Building And Arts And Science Building</i> |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                 | 20%                   |                          |                           | 2031           | \$4,900               | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                             |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : One 3,000 Ampere Main Disconnect Switch Serving Mac Building</i>                             |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Transformers</b>                                                                                           |                       |                          |                           |                |                       |                    |                       |                 |
| Dry Type                                                                                                      | 100%                  |                          |                           | 2029           | \$26,100              | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                                             |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 750 Kilovolt-amperes And Various Others Throughout The Building</i>                          |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                                                               |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                 | 100%                  |                          |                           | 2031           | \$105,800             | 5                  | \$500                 |                 |
| <b>Raceway</b>                                                                                                |                       |                          |                           |                |                       |                    |                       |                 |
| Conduit                                                                                                       | 100%                  |                          |                           | 2031           | \$95,300              | 1                  |                       |                 |
| <b>Panelboards</b>                                                                                            |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                                                                                                 | 10%                   |                          |                           | 2030           | \$6,800               | 5                  | \$300                 |                 |
| Molded Case Bkrs                                                                                              | 90%                   |                          |                           | 2030           | \$61,400              | 5                  | \$2,900               |                 |
| <b>Wiring</b>                                                                                                 |                       |                          |                           |                |                       |                    |                       |                 |
| Thermoplastic                                                                                                 | 90%                   |                          |                           | 2031           | \$85,400              | 1                  |                       |                 |
| Thermoplastic                                                                                                 | 10%                   |                          |                           | 2041           | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                                                                      |                       |                          |                           |                |                       |                    |                       |                 |
| Locally Mounted                                                                                               | 20%                   |                          |                           | 2029           | \$60,700              | 5                  | \$200                 |                 |
| Motor Control Center                                                                                          | 80%                   |                          |                           | 2029           | \$170,600             | 5                  | \$2,700               |                 |
| <b>Ground</b>                                                                                                 |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                                                                      |                       |                          |                           |                |                       |                    |                       |                 |
| Generic                                                                                                       | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$1,800               |                 |
| <b>Stand-by Power</b>                                                                                         |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                                                                      |                       |                          |                           |                |                       |                    |                       |                 |
| Automatic                                                                                                     | 100%                  |                          |                           | 2029           | \$10,600              | 1                  | \$37,700              |                 |
| <b>Generators</b>                                                                                             |                       |                          |                           |                |                       |                    |                       |                 |
| Diesel                                                                                                        | 100%                  |                          |                           | 2027           | \$78,700              | 1                  | \$47,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                                                              |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Generator Rated At 285 Kilowatts</i>                                                         |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Batteries</b>                                                                                              |                       |                          |                           |                |                       |                    |                       |                 |
| Nickel Cadmium                                                                                                | 100%                  |                          |                           | 2024           | \$2,400               | 5                  | \$27,300              |                 |

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

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                            |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                         | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power               |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Fuel Storage                 |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 50%               |                                                                                                  |                       | 2030                      | \$12,500              | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Generator Room</i>                                                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 25 Gallon Capacity</i>                                                          |                       |                           |                       |                    |                       |                 |
| Underground Storage          | 50%               |                                                                                                  |                       | LIFE                      | **                    | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Undreground</i>                                                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 600 Gallons</i>                                                                 |                       |                           |                       |                    |                       |                 |
| Lighting                     |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 3%                |                                                                                                  |                       | 2026                      | \$40,600              | 10                 | \$3,400               |                 |
|                              |                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lobby</i>                                                                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 97%               |                                                                                                  |                       | 2031                      | \$1,313,900           | 10                 | \$110,500             |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                        |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |                                                                                                  |                       | 2031                      | \$37,400              | 1                  |                       |                 |
| Exit, Service                | 50%               |                                                                                                  |                       | 2031                      | \$20,600              | 1                  |                       |                 |
| Exterior Lighting            |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |                                                                                                  |                       | 2026                      | \$111,500             | 10                 | \$100                 |                 |
| No Component                 | 80%               |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Lightning Protection         |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                                                  |                       | 2046                      | **                    | 5                  | \$1,400               |                 |
| Alarm                        |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic                      | 10%               |                                                                                                  |                       | 2031                      | \$22,400              | 1                  | \$4,600               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Outside</i>                                                                        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Surveillance Camera</i>                                                         |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |                                                                                                  |                       | 2036                      | **                    | 1-3                | \$77,700              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Alarm Bells And Smoke Detectors</i> |                       |                           |                       |                    |                       |                 |

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

Heating

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

| Mechanical                                                             |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                         |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                               | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Provided From Building P</i>                |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                  |            |                   |                |                    |                |             |                |          |
| Distribution<br>Hot Wtr Piping/Pump                                    | 100%       | Now               | \$53,100       | 2030               | \$265,300      | 4           | \$6,100        |          |
| <i>Broken, Extent : Severe, Area Affected : 30%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Pump P-3 In Mechanical Room</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Pumps In Mechanical Room</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Piping In 4th Floor Mechanical Room</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Mechanical Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 3 Heating And Cooling Duty Pumps</i>                  |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                  |            |                   |                |                    |                |             |                |          |
| Terminal Devices<br>Air Handler                                        | 80%        | 2-4               | \$365,300      | 2026               | \$1,826,500    | 1           | \$55,300       |          |
| <i>Corroded, Extent : Moderate, Area Affected : 70%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Units Cb Bl-5 And Cb Bl-6. 4th Floor Mechanical Room</i> |            |                   |                |                    |                |             |                |          |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Unit Cb Bl-2 Bearings. 4th Mechanical Room</i>           |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Mechanical Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Units Provide Air Conditioning</i>                    |            |                   |                |                    |                |             |                |          |
| Convector/Radiator                                                     | 20%        |                   |                | 2029               | \$198,400      | 1           | \$8,000        |          |
| <hr/>                                                                  |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                |            |                   |                |                    |                |             |                |          |
| Energy Source<br>District Chilled Water                                | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>            |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                  |            |                   |                |                    |                |             |                |          |
| Distribution<br>CW & CHW Wtr<br>Pipe/Pump                              | 100%       | Now               | \$3,900        | 2031               | \$196,200      | 4           | \$6,100        |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Chilled Water Piping In 4th Floor Mechanical Room</i>    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Mechanical Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating For Chilled Water Pumps</i>               |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                  |            |                   |                |                    |                |             |                |          |
| Terminal Devices<br>Air Handler/Dir<br>Expansion<br>No Component       | 5%         |                   |                | 2031               | \$116,300      | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Mechanical Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : See Heating Units</i>                                 |            |                   |                |                    |                |             |                |          |

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

| Mechanical<br>System<br>Component<br>Type | Current Repair |                                                              | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------|----------------|--------------------------------------------------------------|--------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years)                                         | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| 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               | **             |                |                |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                    |                |                |                |          |
|                                           |                | <i>Location : 1st To 8th Floor</i>                           |                    |                |                |                |          |
|                                           |                | <i>Explanation : Two Units</i>                               |                    |                |                |                |          |
| Fire Suppression                          |                |                                                              |                    |                |                |                |          |
| Standpipe                                 |                |                                                              |                    |                |                |                |          |
| Generic                                   | 100%           |                                                              | 2031               | \$558,600      | 1-5            | \$62,600       |          |
| Sprinkler                                 |                |                                                              |                    |                |                |                |          |
| No Component                              | 85%            |                                                              |                    |                |                |                |          |
| Generic                                   | 15%            |                                                              | 2031               | \$251,700      | 1-2            | \$5,200        |          |

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

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

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG #1 (UAPC)  
**Address** : 2085 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230T  
**Program / Asset #** : CUN0003.1T0 / 2109 **Yr Built/Renovated** : 1967 / 2002  
**Area Sq Ft** : 18,942 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 15-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8760 **Lot** : 60 **BIN** : 3852579

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$51,400              |                       |
| Mechanical            |                       | \$237,600             |
| <b>Total</b>          | <b>\$51,400</b>       | <b>\$237,600</b>      |
| Importance Code A     | \$51,400              |                       |
| Importance Code B     |                       | \$237,600             |
| <b>Total</b>          | <b>\$51,400</b>       | <b>\$237,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|-----------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$29,100        |                | \$4,900         | \$400           |
| Interior Architecture | \$39,300        | \$700          |                 | \$11,700        |
| Electrical            | \$600           | \$500          | \$37,400        | \$800           |
| Mechanical            | \$3,700         | \$2,500        | \$5,200         | \$3,000         |
| Site Pavements        | \$22,800        |                |                 |                 |
| <b>Total</b>          | <b>\$95,500</b> | <b>\$3,700</b> | <b>\$47,600</b> | <b>\$15,900</b> |
| Importance Code A     | \$30,100        | \$900          | \$5,900         | \$1,400         |
| Importance Code B     | \$36,100        | \$2,800        | \$41,700        | \$14,600        |
| Importance Code C     | \$29,400        |                |                 |                 |
| <b>Total</b>          | <b>\$95,500</b> | <b>\$3,700</b> | <b>\$47,600</b> | <b>\$15,900</b> |



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

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

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 100%              | 4+                       | \$29,100              | 2051                      | **                    | 5                  | \$42,200              |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Base</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                          | 95%               |                          |                       | 2047                      | **                    | 5                  | \$900                 |                 |
| Metal Louvers                                                     | 5%                |                          |                       | 2040                      | **                    | 10                 | \$300                 |                 |
| <b>Roof</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Single Ply Membrane                                               | 95%               |                          |                       | 2036                      | **                    | 10                 | \$51,400              |                 |
| Skylight, Plastic                                                 | 5%                |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| <b>Soffits</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 100%              |                          |                       | 2051                      | **                    | 5-10               | \$18,100              |                 |
| <b>Interior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                            | 80%               | 0-2                      | \$19,600              | 2030                      | \$391,800             | 3                  | \$34,000              |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along North Side Wall</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,100               |                 |
| Ceramic Tile                                                      | 5%                |                          |                       | 2040                      | **                    | 5                  | \$1,400               |                 |
| Vinyl Tile                                                        | 10%               |                          |                       | 2036                      | **                    | 3                  | \$1,400               |                 |
| <b>Interior Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                      | 100%              | 0-2                      | \$6,600               | LIFE                      | **                    | 5                  | \$14,500              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Impact At Corners</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                              | 90%               |                          |                       | 2044                      | **                    | 5                  | \$25,500              |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilet And Main Office Area</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                      | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$3,500               |                 |
| <b>Site Enclosure</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                        | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 50%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                            | 50%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$22,800              | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Lot</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

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

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

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

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

| <b>Electrical</b>            | <b>Current Repair</b> |                                                                        | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|-----------------------|------------------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                               | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>       |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Service Equipment            |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                  |                                                                        |                           | 2041           | **                    | 5                  | \$100                 |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Room T120</i>                                            |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Two Main Switches, Rating Not Seen</i>                |                           |                |                       |                    |                       |                 |
| Raceway                      |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Conduit                      | 100%                  |                                                                        |                           | 2057           | **                    | 1                  |                       |                 |
| Panelboards                  |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 20%                   |                                                                        |                           | 2047           | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs             | 80%                   |                                                                        |                           | 2047           | **                    | 5                  | \$400                 |                 |
| Wiring                       |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Thermoplastic                | 100%                  |                                                                        |                           | 2051           | **                    | 1                  |                       |                 |
| Motor Controllers            |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Locally Mounted              | 10%                   |                                                                        |                           | 2044           | **                    | 5                  |                       |                 |
| Variable Frequency Drive     | 90%                   |                                                                        |                           | 2044           | **                    |                    |                       |                 |
| <b>Lighting</b>              |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Interior Lighting            |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 80%                   |                                                                        |                           | 2036           | **                    | 10                 | \$13,900              |                 |
|                              |                       | <i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>     |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout</i>                                           |                           |                |                       |                    |                       |                 |
|                              |                       | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                              |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 5%                    |                                                                        |                           | 2036           | **                    | 10                 | \$900                 |                 |
|                              |                       | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways</i>                                             |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 15%                   |                                                                        |                           | 2036           | **                    | 10                 | \$2,600               |                 |
|                              |                       | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Lobby</i>                                                |                           |                |                       |                    |                       |                 |
| Egress Lighting              |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Emergency, Battery           | 50%                   |                                                                        |                           | 2036           | **                    | 10                 | \$2,300               |                 |
| Exit, LED                    | 50%                   |                                                                        |                           | 2059           | **                    | 1                  |                       |                 |
| Exterior Lighting            |                       |                                                                        |                           |                |                       |                    |                       |                 |
| HID                          | 20%                   |                                                                        |                           | 2026           |                       | 10                 | \$17,300              |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Outside</i>                                              |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Operated Via Timer</i>                                |                           |                |                       |                    |                       |                 |
| No Component                 | 80%                   |                                                                        |                           |                |                       |                    |                       |                 |
| <b>Alarm</b>                 |                       |                                                                        |                           |                |                       |                    |                       |                 |
| Security System              |                       |                                                                        |                           |                |                       |                    |                       |                 |
| No Component                 | 80%                   |                                                                        |                           |                |                       |                    |                       |                 |
| Generic                      | 20%                   |                                                                        |                           | 2039           | **                    | 1                  | \$1,400               |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : Storage Area And Hallways</i>                            |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Surveillance Camera</i>                               |                           |                |                       |                    |                       |                 |

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

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

\* \*

1-3

\$3,600

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

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

## Heating

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$9,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : 1 New Unit*

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$900

## Terminal Devices

Air Handler

50%

2036

\* \*

1

\$5,900

Fan Coil Unit/Heat

50%

2036

\* \*

1

\$3,100

*Other Observation, Extent : Light, Area Affected : 50%**Location : Various In The Ceiling**Explanation : Duct Reheat Coils*

## Air Conditioning

## Energy Source

Electricity

100%

2047

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

Split Unit

No Component

50%

5%

45%

2036

2036

\* \*

\* \*

2

\$600

## Terminal Devices

Air Handler/Dir

Expansion

No Component

50%

50%

2036

\* \*

1

## Heat Rejection

Air Cooled Condenser

Unit

No Component

50%

50%

2036

\* \*

2

\$6,600

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$10,600

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$109,200             | \$59,200              |
| Electrical            |                       | \$379,500             |
| Mechanical            | \$153,900             | \$436,500             |
| <b>Total</b>          | <b>\$263,100</b>      | <b>\$875,100</b>      |
| Importance Code A     | \$172,600             | \$59,200              |
| Importance Code B     | \$90,400              | \$816,000             |
| <b>Total</b>          | <b>\$263,100</b>      | <b>\$875,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$47,500         |                |                 | \$2,000         |
| Interior Architecture | \$65,100         |                |                 | \$5,900         |
| Electrical            | \$1,200          | \$1,300        | \$5,400         | \$1,300         |
| Mechanical            | \$22,000         | \$3,100        | \$32,400        | \$3,400         |
| Site Pavements        | \$37,000         |                |                 |                 |
| <b>Total</b>          | <b>\$172,800</b> | <b>\$4,400</b> | <b>\$37,900</b> | <b>\$12,600</b> |
| Importance Code A     | \$48,200         | \$1,700        | \$1,800         | \$3,800         |
| Importance Code B     | \$64,900         | \$2,700        | \$36,100        | \$8,800         |
| Importance Code C     | \$59,600         |                |                 |                 |
| <b>Total</b>          | <b>\$172,800</b> | <b>\$4,400</b> | <b>\$37,900</b> | <b>\$12,600</b> |



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

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

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

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

| Architecture                | Current Repair                                                        |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|-----------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total                                                         | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Exterior</b>             |                                                                       |                      |                |                    |                |                |                |          |
| <b>Exterior Walls</b>       |                                                                       |                      |                |                    |                |                |                |          |
| Metal Panel                 | 98%                                                                   | Now                  | \$40,900       | 2041               | **             | 5              | \$59,200       |          |
|                             | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                          |                      |                |                    |                |                |                |          |
|                             | <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                          |                      |                |                    |                |                |                |          |
|                             | <i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                          |                      |                |                    |                |                |                |          |
| Metal Coiling Doors         | 2%                                                                    |                      |                | 2044               | **             | 5              | \$2,000        |          |
| <b>Windows</b>              |                                                                       |                      |                |                    |                |                |                |          |
| Aluminum                    | 95%                                                                   |                      |                | 2047               | **             | 5              | \$4,100        |          |
| Metal Louvers               | 5%                                                                    |                      |                | 2040               | **             | 10             | \$1,300        |          |
| <b>Roof</b>                 |                                                                       |                      |                |                    |                |                |                |          |
| Single Ply Membrane         | 100%                                                                  |                      |                | 2036               | **             | 10             | \$109,200      |          |
| <b>Soffits</b>              |                                                                       |                      |                |                    |                |                |                |          |
| Metal Panel                 | 100%                                                                  | 0-2                  | \$5,700        | 2051               | **             | 5              | \$8,200        |          |
|                             | <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Entrances Throughout</i>                                |                      |                |                    |                |                |                |          |
| <b>Interior</b>             |                                                                       |                      |                |                    |                |                |                |          |
| <b>Floors</b>               |                                                                       |                      |                |                    |                |                |                |          |
| 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       |          |
|                             | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Corridor</i>                                            |                      |                |                    |                |                |                |          |
|                             | <i>Patching Evident, Extent : Light, Area Affected : 50%</i>          |                      |                |                    |                |                |                |          |
|                             | <i>Location : Corridors Throughout</i>                                |                      |                |                    |                |                |                |          |
| <b>Interior Walls</b>       |                                                                       |                      |                |                    |                |                |                |          |
| Concrete Masonry Unit       | 40%                                                                   |                      |                | LIFE               | **             | 5              | \$7,900        |          |
| Gypsum Board                | 20%                                                                   | Now                  | \$2,700        | LIFE               | **             | 5              | \$5,900        |          |
|                             | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Corridors Throughout</i>                                |                      |                |                    |                |                |                |          |
|                             | <i>Other Observation, Extent : Moderate, Area Affected : 2%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Corridors</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Impact Damage</i>                                    |                      |                |                    |                |                |                |          |
| Metal Panel                 | 40%                                                                   | Now                  | \$19,900       | LIFE               | **             |                |                |          |
|                             | <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : Classrooms Along Exterior Wall</i>                      |                      |                |                    |                |                |                |          |

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

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

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



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

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                  | 90%               | Now                      | \$15,200              | 2044                      | **                    | 5                  | \$23,400              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors Throughout</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Classrooms Throughout</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Classrooms Throughout</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                          | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,300               |                 |
| <b>Site Enclosure</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                            | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 75%               | Now                      | \$4,700               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 25%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 100%              | Now                      | \$32,400              | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East And West Lots</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 100%              |                          |                       | 2031                      | \$7,400               | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 1,600 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 100%              |                          |                       | 2031                      | \$42,300              | 5                  | \$200                 |                 |
| <b>Raceway</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                          | 90%               |                          |                       | 2031                      | \$32,400              | 1                  |                       |                 |
| Conduit                                                          | 10%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                    | 5%                |                          |                       | 2030                      | \$1,500               | 5                  |                       |                 |
| Molded Case Bkrs                                                 | 75%               |                          |                       | 2030                      | \$21,900              | 5                  | \$700                 |                 |
| Molded Case Bkrs                                                 | 20%               |                          |                       | 2047                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                    | 90%               |                          |                       | 2031                      | \$29,300              | 1                  |                       |                 |
| Thermoplastic                                                    | 10%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |

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

| <b>Electrical</b>                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                                  | 10%               |                          |                       | 2044                      | **                    | 5                  |                       |                 |
| Locally Mounted                                                                                  | 85%               |                          |                       | 2036                      | **                    | 5                  | \$200                 |                 |
| Variable Frequency Drive                                                                         | 5%                |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Ground</b>                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                          | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$500                 |                 |
| <b>Lighting</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                                                      | 100%              |                          |                       | 2031                      | \$379,500             | 10                 | \$31,900              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                                                               | 50%               |                          |                       | 2036                      | **                    | 10                 | \$4,200               |                 |
| Exit, LED                                                                                        | 10%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| Exit, Service                                                                                    | 40%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                              | 20%               |                          |                       | 2031                      | \$31,700              | 10                 |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Operated Via Timer</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                          | 30%               |                          |                       | 2036                      | **                    | 1                  | \$3,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : New Wing</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Camera</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                                 | 30%               |                          |                       | 2036                      | **                    | 1-3                | \$6,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Horns, Smoke Detectors And Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                            | 100%              | Now                      | \$200                 | 2041                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Incoming Service</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T2**  
**Asset # : 2110**

| Mechanical                     |            | Current Repair    |                                                                          | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------|------------|-------------------|--------------------------------------------------------------------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total | Fail Date (Years) | Estimated Cost                                                           | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Heating                        |            |                   |                                                                          |                    |                |             |                |          |
| Conversion Equipment           |            |                   |                                                                          |                    |                |             |                |          |
| Furnace                        | 60%        | 0-2               | \$63,400                                                                 | 2041               | **             | 1           | \$9,300        |          |
|                                |            |                   | <i>Corroded, Extent : Moderate, Area Affected : 50%</i>                  |                    |                |             |                |          |
|                                |            |                   | <i>Location : Throughout</i>                                             |                    |                |             |                |          |
|                                |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>        |                    |                |             |                |          |
|                                |            |                   | <i>Location : Ceiling Of Old Wing</i>                                    |                    |                |             |                |          |
|                                |            |                   | <i>Explanation : 8 Obsolete Ceiling Units With Direct Expansion Coil</i> |                    |                |             |                |          |
| Hot Water Boiler               | 40%        |                   |                                                                          | 2044               | **             | 1           | \$6,900        |          |
|                                |            |                   | <i>Other Observation, Extent : Light, Area Affected : 40%</i>            |                    |                |             |                |          |
|                                |            |                   | <i>Location : New Section Mechanical Room</i>                            |                    |                |             |                |          |
|                                |            |                   | <i>Explanation : 1 Unit For New Section</i>                              |                    |                |             |                |          |
| Distribution                   |            |                   |                                                                          |                    |                |             |                |          |
| Hot Wtr Piping/Pump            | 40%        |                   |                                                                          | 2047               | **             | 4           | \$700          |          |
| No Component                   | 60%        |                   |                                                                          |                    |                |             |                |          |
| Terminal Devices               |            |                   |                                                                          |                    |                |             |                |          |
| Air Handler                    | 40%        |                   |                                                                          | 2036               | **             | 1           | \$8,600        |          |
|                                |            |                   | <i>Other Observation, Extent : Light, Area Affected : 40%</i>            |                    |                |             |                |          |
|                                |            |                   | <i>Location : Outside Of The Building</i>                                |                    |                |             |                |          |
|                                |            |                   | <i>Explanation : See Air Conditioning Conversion Equipment</i>           |                    |                |             |                |          |
| No Component                   | 60%        |                   |                                                                          |                    |                |             |                |          |
| Air Conditioning               |            |                   |                                                                          |                    |                |             |                |          |
| Energy Source                  |            |                   |                                                                          |                    |                |             |                |          |
| Electricity                    | 100%       |                   |                                                                          | 2039               | **             | 1           |                |          |
| Conversion Equipment           |            |                   |                                                                          |                    |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 40%        |                   |                                                                          | 2036               | **             | 2           | \$900          |          |
|                                |            |                   | <i>Other Observation, Extent : Light, Area Affected : 40%</i>            |                    |                |             |                |          |
|                                |            |                   | <i>Location : Outside Of The Building</i>                                |                    |                |             |                |          |
|                                |            |                   | <i>Explanation : 1 Unit For New Section. R-410 Refrigerant</i>           |                    |                |             |                |          |
| No Component                   | 60%        |                   |                                                                          |                    |                |             |                |          |
| Heat Rejection                 |            |                   |                                                                          |                    |                |             |                |          |
| Air Cooled Condenser Unit      | 60%        |                   |                                                                          | 2026               | \$23,600       | 2           | \$14,500       |          |
| No Component                   | 40%        |                   |                                                                          |                    |                |             |                |          |
| Ventilation                    |            |                   |                                                                          |                    |                |             |                |          |
| Distribution                   |            |                   |                                                                          |                    |                |             |                |          |
| Ductwork/Diffusers             | 60%        |                   |                                                                          | LIFE               | **             | 2-5         | \$11,600       |          |
| Ductwork/Diffusers             | 40%        |                   |                                                                          | LIFE               | **             | 2-5         | \$7,800        |          |
| Exhaust Fans                   |            |                   |                                                                          |                    |                |             |                |          |
| Interior                       | 60%        |                   |                                                                          | 2026               | \$90,400       | 2           | \$600          |          |
| Roof                           | 40%        |                   |                                                                          | 2036               | **             | 2           | \$400          |          |
| Plumbing                       |            |                   |                                                                          |                    |                |             |                |          |
| H/C Water Piping               |            |                   |                                                                          |                    |                |             |                |          |
| Brass/Copper                   | 100%       |                   |                                                                          | 2031               | \$436,500      | 1           |                |          |

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

| <b>Mechanical</b>       |                         | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------------|-------------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>           | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>         |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | Water Heater With Tanks |                       |                                                                |                           |                |                       |                    |                       |
|                         | Gas Fired               | 100%                  |                                                                |                           | 2024           | \$16,700              | 2                  |                       |
|                         |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Location : Mechanical Room</i>                              |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Explanation : One 50-gallon Unit</i>                        |                           |                |                       |                    |                       |
|                         | Sanitary Piping         |                       |                                                                |                           |                |                       |                    |                       |
|                         | Cast Iron               | 100%                  |                                                                |                           | LIFE           | **                    | 1                  |                       |
|                         | Fixtures                |                       |                                                                |                           |                |                       |                    |                       |
|                         | Generic                 | 100%                  |                                                                |                           |                |                       |                    |                       |
| <b>Fire Suppression</b> |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | Sprinkler               |                       |                                                                |                           |                |                       |                    |                       |
|                         | No Component            | 60%                   |                                                                |                           |                |                       |                    |                       |
|                         | Generic                 | 40%                   |                                                                |                           | 2051           | **                    | 1-2                | \$3,900               |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$179,700             |                       |
| Interior Architecture |                       | \$332,800             |
| Electrical            |                       | \$111,200             |
| Mechanical            |                       | \$127,900             |
| <b>Total</b>          | <b>\$179,700</b>      | <b>\$571,900</b>      |
| Importance Code A     | \$179,700             |                       |
| Importance Code B     |                       | \$571,900             |
| <b>Total</b>          | <b>\$179,700</b>      | <b>\$571,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$31,800         |                | \$6,400         |                |
| Interior Architecture | \$31,500         | \$1,500        |                 |                |
| Electrical            | \$9,900          | \$300          | \$8,000         | \$200          |
| Mechanical            | \$29,300         | \$500          | \$47,900        | \$500          |
| Site Pavements        | \$36,100         |                |                 |                |
| <b>Total</b>          | <b>\$138,600</b> | <b>\$2,400</b> | <b>\$62,300</b> | <b>\$700</b>   |
| Importance Code A     | \$50,600         | \$500          | \$16,200        | \$500          |
| Importance Code B     | \$44,500         | \$1,800        | \$46,100        | \$200          |
| Importance Code C     | \$43,500         |                |                 |                |
| <b>Total</b>          | <b>\$138,600</b> | <b>\$2,400</b> | <b>\$62,300</b> | <b>\$700</b>   |



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

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

| Architecture                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                          |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                   | 8%         | Now               | \$8,400        | LIFE               | **             | 5           | \$1,000        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At East And West Entrances</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : At East And West Entrances</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : East Side Storage</i>                                     |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                             | 90%        | Now               | \$23,400       | 2051               | **             | 5           | \$33,900       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout At Base</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Corners And Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                     | 2%         |                   |                | 2036               | **             | 5           | \$1,300        |          |
| Windows                                                                 |            |                   |                |                    |                |             |                |          |
| Steel                                                                   | 100%       | Now               | \$82,800       | 2056               | **             | 5           | \$11,700       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Roof                                                                    |            |                   |                |                    |                |             |                |          |
| Spray-on Foam                                                           | 100%       | Now               | \$96,900       | 2041               | **             | 5           | \$20,100       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Classrooms</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Soffits                                                                 |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                             | 100%       |                   |                | 2041               | **             | 5-10        | \$21,200       |          |
| Interior                                                                |            |                   |                |                    |                |             |                |          |
| Floors                                                                  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 10%        | 0-2               | \$2,400        | LIFE               | **             | 5           | \$3,200        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room</i>                                       |            |                   |                |                    |                |             |                |          |
| Mosaic Tile                                                             | 5%         | 2-4               | \$3,300        | 2036               | **             | 5           | \$900          |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>                                               |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                              | 85%        |                   |                | 2031               | \$332,800      | 3           | \$4,600        |          |

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

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

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

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

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                             | 25%               | 0-2                      | \$10,300              | LIFE                      | **                    | 5                  | \$2,200               |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Storage Room East Side</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                      | 60%               | Now                      | \$3,700               | LIFE                      | **                    | 5                  | \$8,100               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor Throughout</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor Throughout</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Impact Damage</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 15%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                              | 100%              | Now                      | \$11,800              | 2036                      | **                    | 5                  | \$7,300               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Classrooms And Corridor Throughout</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Classrooms And Corridor Throughout</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                        | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 75%               | Now                      | \$1,400               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 25%               | 4+                       | \$300                 | 2044                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$27,900              | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side Lot</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Activity Yard</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$6,500               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent Tennis Courts</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                        |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                             | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                            | 100%              |                          |                       | 2031                      | \$3,700               | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |
| <b>Ground</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| <b>Lighting</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 100%              |                          |                       | 2031                      | \$111,200             | 10                 | \$9,400               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                                  | 50%               |                          |                       | 2031                      | \$8,400               | 10                 | \$1,200               |                 |
| Exit, Service                                                       | 25%               |                          |                       | 2031                      | \$800                 | 1                  |                       |                 |
| Exit, Service                                                       | 25%               | Now                      | \$400                 | 2041                      | **                    | 1                  |                       |                 |
| <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                 | 20%               | Now                      | \$9,300               | 2041                      | **                    |                    |                       |                 |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Operated Via Timer</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                        | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                     | 30%               |                          |                       | 2026                      | \$7,700               | 1-3                | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Alarm Bells And Manual Pull Station</i>            |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T3**  
**Asset # : 2111**

| Mechanical                |                                                                     | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------|---------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type     | % of Total                                                          | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>            |                                                                     |                   |                |                    |                |             |                |          |
| Energy Source             |                                                                     |                   |                |                    |                |             |                |          |
| Natural Gas               | 100%                                                                |                   |                | 2041               | **             | 1           |                |          |
| Conversion Equipment      |                                                                     |                   |                |                    |                |             |                |          |
| Furnace                   | 60%                                                                 | 0-2               | \$18,600       | 2041               | **             | 1           | \$2,700        |          |
|                           | <i>Other Observation, Extent : Light, Area Affected : 60%</i>       |                   |                |                    |                |             |                |          |
|                           | <i>Location : Mechanical Room</i>                                   |                   |                |                    |                |             |                |          |
|                           | <i>Explanation : 3 Obsolete Units; 2 With Direct Expansion Coil</i> |                   |                |                    |                |             |                |          |
| Furnace                   | 30%                                                                 |                   |                | 2026               | \$9,300        | 1           | \$1,500        |          |
|                           | <i>Other Observation, Extent : Light, Area Affected : 30%</i>       |                   |                |                    |                |             |                |          |
|                           | <i>Location : Mechanical Equipment</i>                              |                   |                |                    |                |             |                |          |
|                           | <i>Explanation : With Direct Expansion Cooling Coil</i>             |                   |                |                    |                |             |                |          |
| Furnace                   | 10%                                                                 |                   |                | 2036               | **             | 1           | \$500          |          |
|                           | <i>Other Observation, Extent : Light, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                           | <i>Location : Mechanical Equipment Room</i>                         |                   |                |                    |                |             |                |          |
|                           | <i>Explanation : With Direct Expansion Cooling Coil</i>             |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>   |                                                                     |                   |                |                    |                |             |                |          |
| Energy Source             |                                                                     |                   |                |                    |                |             |                |          |
| Electricity               | 100%                                                                |                   |                | 2039               | **             | 1           |                |          |
| Conversion Equipment      |                                                                     |                   |                |                    |                |             |                |          |
| Window/Wall Unit          | 20%                                                                 |                   |                | 2024               | \$7,500        | 1           |                |          |
| No Component              | 80%                                                                 |                   |                |                    |                |             |                |          |
| Heat Rejection            |                                                                     |                   |                |                    |                |             |                |          |
| Air Cooled Condenser Unit | 80%                                                                 | Now               | \$2,800        | 2041               | **             | 2           | \$4,500        |          |
|                           | <i>Other Observation, Extent : Severe, Area Affected : 60%</i>      |                   |                |                    |                |             |                |          |
|                           | <i>Location : Backyard</i>                                          |                   |                |                    |                |             |                |          |
|                           | <i>Explanation : 2 Of 3 Units Out Of Service</i>                    |                   |                |                    |                |             |                |          |
| Air Cooled Condenser Unit | 10%                                                                 |                   |                | 2036               | **             | 2           | \$700          |          |
| No Component              | 10%                                                                 |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>        |                                                                     |                   |                |                    |                |             |                |          |
| Distribution              |                                                                     |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers        | 100%                                                                |                   |                | LIFE               | **             | 2-5         | \$5,700        |          |
| Exhaust Fans              |                                                                     |                   |                |                    |                |             |                |          |
| Roof                      | 100%                                                                |                   |                | 2026               | \$19,300       | 2           | \$300          |          |
| <b>Plumbing</b>           |                                                                     |                   |                |                    |                |             |                |          |
| H/C Water Piping          |                                                                     |                   |                |                    |                |             |                |          |
| Brass/Copper              | 100%                                                                |                   |                | 2031               | \$127,900      | 1           |                |          |
| Water Heater With Tanks   |                                                                     |                   |                |                    |                |             |                |          |
| Gas Fired                 | 100%                                                                |                   |                | 2026               | \$16,700       | 2           |                |          |
|                           | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                           | <i>Location : Mechanical Room</i>                                   |                   |                |                    |                |             |                |          |
|                           | <i>Explanation : One 50-gallon Unit</i>                             |                   |                |                    |                |             |                |          |
| Sanitary Piping           |                                                                     |                   |                |                    |                |             |                |          |
| Cast Iron                 | 100%                                                                |                   |                | LIFE               | **             | 1           |                |          |
| Fixtures                  |                                                                     |                   |                |                    |                |             |                |          |
| Generic                   | 100%                                                                |                   |                |                    |                |             |                |          |

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

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

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

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

Print Date : 14-Oct-2022 **CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,003,300           | \$108,400             |
| Interior Architecture | \$186,000             | \$1,237,700           |
| Electrical            |                       | \$697,000             |
| Mechanical            | \$503,400             | \$640,700             |
| <b>Total</b>          | <b>\$1,692,800</b>    | <b>\$2,683,800</b>    |
| Importance Code A     | \$1,158,500           | \$108,400             |
| Importance Code B     | \$534,300             | \$2,575,400           |
| <b>Total</b>          | <b>\$1,692,800</b>    | <b>\$2,683,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>   | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|------------------|-----------------|
| Exterior Architecture | \$32,600         |                |                  |                 |
| Interior Architecture | \$417,100        |                | \$4,800          | \$17,200        |
| Electrical            | \$1,200          | \$1,600        | \$82,100         | \$1,000         |
| Mechanical            | \$40,200         | \$2,500        | \$27,900         | \$2,500         |
| Site Pavements        | \$25,000         |                |                  |                 |
| <b>Total</b>          | <b>\$516,100</b> | <b>\$4,100</b> | <b>\$114,800</b> | <b>\$20,700</b> |
| Importance Code A     | \$32,600         | \$2,500        | \$2,600          | \$2,500         |
| Importance Code B     | \$437,600        | \$1,600        | \$112,200        | \$18,200        |
| Importance Code C     | \$45,900         |                |                  |                 |
| <b>Total</b>          | <b>\$516,100</b> | <b>\$4,100</b> | <b>\$114,800</b> | <b>\$20,700</b> |



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

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

| Architecture           | Current Repair                                                      |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|---------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                          | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>        |                                                                     |                   |                |                    |                |             |                |          |
| Exterior Walls         |                                                                     |                   |                |                    |                |             |                |          |
| Metal Panel            | 100%                                                                | Now               | \$74,900       | 2051               | **             | 5           | \$108,400      |          |
|                        | <i>Deformed/Dented, Extent : Severe, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : West Entrance</i>                                     |                   |                |                    |                |             |                |          |
| Windows                |                                                                     |                   |                |                    |                |             |                |          |
| Aluminum               | 100%                                                                | Now               | \$32,600       | 2047               | **             | 5           | \$3,500        |          |
|                        | <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Roof                   |                                                                     |                   |                |                    |                |             |                |          |
| Built-Up (BUR)         | 100%                                                                | Now               | \$928,400      | 2041               | **             |             |                |          |
|                        | <i>Ponding, Extent : Light, Area Affected : 20%</i>                 |                   |                |                    |                |             |                |          |
|                        | <i>Location : South Portion Of Building</i>                         |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Soffits                |                                                                     |                   |                |                    |                |             |                |          |
| Stucco Cement          | 100%                                                                |                   |                | 2036               | **             | 5           |                |          |
| <b>Interior</b>        |                                                                     |                   |                |                    |                |             |                |          |
| Floors                 |                                                                     |                   |                |                    |                |             |                |          |
| Carpet                 | 30%                                                                 | Now               | \$396,200      | 2033               | \$396,200      | 3           | \$34,400       |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
|                        | <i>Wrinkling, Extent : Moderate, Area Affected : 15%</i>            |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 5%                                                                  |                   |                | LIFE               | **             | 5           | \$8,400        |          |
| Mosaic Tile            | 5%                                                                  |                   |                | 2036               | **             | 5           | \$9,600        |          |
| Vinyl Tile             | 60%                                                                 | Now               | \$61,900       | 2031               | \$1,237,700    | 3           | \$17,200       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Interior Walls         |                                                                     |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%                                                                 |                   |                | LIFE               | **             | 5           | \$10,200       |          |
| Gypsum Board           | 75%                                                                 | Now               | \$20,900       | LIFE               | **             | 5           | \$45,900       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Light, Area Affected : 20%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Ceilings               |                                                                     |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 100%                                                                | 0-2               | \$124,200      | 2036               | **             | 5           | \$38,200       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
|                        | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                        |                   |                |                    |                |             |                |          |
| Site Enclosure         |                                                                     |                   |                |                    |                |             |                |          |
| Fence/Gates            |                                                                     |                   |                |                    |                |             |                |          |
| Chain Link             | 15%                                                                 |                   |                | 2041               | **             |             |                |          |
| No Component           | 85%                                                                 |                   |                |                    |                |             |                |          |

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

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

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

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

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

## Site Pavements

## On-Site Walkways

Asphalt

30% Now \$5,300 2034 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

Cast in Place Concrete

70% Now \$19,700 2036 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 20%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2031 \$14,700 5 \$200

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

## Switchgear / Switchboard

Fused Disc Sw

100% 2031 \$42,300 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Switch Rated At 600 Amperes*

## Raceway

Conduit

90% 2031 \$32,400 1

Conduit

10% 2041 \* \* 1

## Panelboards

Fused Disc Sw

10% 2030 \$3,900 5 \$100

Molded Case Bkrs

80% 2030 \$31,200 5 \$1,100

Molded Case Bkrs

10% 2039 \* \* 5 \$100

## Wiring

Thermoplastic

90% 2031 \$29,300 1

Thermoplastic

10% 2041 \* \* 1

## Motor Controllers

Locally Mounted

100% 2029 \$140,000 5 \$300

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

## Interior Lighting

Fluorescent

98% 2031 \$545,800 10 \$45,900

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

Fluorescent

2% 2031 \$11,100 10 \$900

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T4**  
**Asset # : 2112**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |                                                                |                       | 2031                      | \$41,900              | 10                 | \$6,200               |                 |
| Exit, Service                | 50%               |                                                                |                       | 2026                      | \$8,500               | 1                  |                       |                 |
| <hr/>                        |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Exterior Lighting            |                   |                                                                |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |                                                                |                       | 2026                      | \$46,600              | 10                 |                       |                 |
| No Component                 | 80%               |                                                                |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                                                                |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                |                       |                           |                       |                    |                       |                 |
| Generic                      | 20%               |                                                                |                       | 2031                      | \$18,700              | 1                  | \$3,800               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Surveillance Camera</i>                       |                       |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                                                                |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 20%               |                                                                |                       | 2026                      | \$25,700              | 1-3                | \$6,300               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Manual Pull Station And Alarm Bells</i>       |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>              |                   | <b>Current Repair</b>                                                                         |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|-----------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                      | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                 |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Natural Gas                    | 100%              |                                                                                               |                       | 2041                      | **                    | 1                  |                       |                 |
| <hr/>                          |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Conversion Equipment           |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Furnace                        | 100%              | 0-2                                                                                           | \$155,200             | 2041                      | **                    | 1                  | \$22,700              |                 |
|                                |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                               |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Ceiling</i>                                                                     |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : 4 Obsolete Units - Each With Direct Expansion R-22 Component For Cooling</i> |                       |                           |                       |                    |                       |                 |
| <hr/>                          |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>        |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Electricity                    | 100%              |                                                                                               |                       | 2039                      | **                    | 1                  |                       |                 |
| <hr/>                          |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Conversion Equipment           |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling | 30%               |                                                                                               |                       | 2026                      | \$251,500             | 2                  | \$900                 |                 |
|                                |                   | <i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>                                  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : 1 Unit, Outside Of The Building</i>                                             |                       |                           |                       |                    |                       |                 |
| <hr/>                          |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit               |                   |                                                                                               |                       |                           |                       |                    |                       |                 |
| No Component                   | 10%               |                                                                                               |                       | 2024                      | \$18,900              | 1                  |                       |                 |
|                                | 60%               |                                                                                               |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                                  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Ceiling</i>                                                                     |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : See Heating Conversion Equipment</i>                                         |                       |                           |                       |                    |                       |                 |

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

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

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

| <b>Mechanical</b>                                               |                           | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------------------------------------------|---------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                   | <b>Component Type</b>     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>                                         |                           |                       |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>                                           |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Air Cooled Condenser Unit | 60%                   | 0-2                      | \$20,800                  | 2041           | **                    | 2                  | \$17,100              |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>          |                           |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Adjacent To Building</i>                          |                           |                       |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                           |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Adjacent To Building</i>                          |                           |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Obsolete</i>                                   |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | No Component              | 40%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>                                              |                           |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>                                             |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Ductwork/Diffusers        | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$28,500              |
| <b>Exhaust Fans</b>                                             |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Roof                      | 100%                  |                          |                           | 2026           | \$96,800              | 2                  | \$1,600               |
| <b>Plumbing</b>                                                 |                           |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>                                         |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Brass/Copper              | 100%                  |                          |                           | 2031           | \$640,700             | 1                  |                       |
| <b>Water Heater With Tanks</b>                                  |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Gas Fired                 | 100%                  |                          |                           | 2026           | \$16,700              | 2                  |                       |
| <b>Sanitary Piping</b>                                          |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Cast Iron                 | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Fixtures</b>                                                 |                           |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Generic                   | 100%                  |                          |                           |                |                       |                    |                       |

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$347,800             | \$964,700             |
| Interior Architecture | \$239,500             | \$563,800             |
| Electrical            |                       | \$179,100             |
| Mechanical            | \$64,000              | \$206,000             |
| <b>Total</b>          | <b>\$651,300</b>      | <b>\$1,913,700</b>    |
| Importance Code A     | \$347,800             | \$964,700             |
| Importance Code B     | \$303,600             | \$949,000             |
| <b>Total</b>          | <b>\$651,300</b>      | <b>\$1,913,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$31,000        |                |                 |                |
| Interior Architecture | \$35,100        |                |                 | \$2,600        |
| Electrical            | \$100           | \$300          | \$37,500        | \$100          |
| Mechanical            | \$24,900        | \$800          | \$42,800        | \$800          |
| Site Pavements        | \$500           |                |                 |                |
| <b>Total</b>          | <b>\$91,700</b> | <b>\$1,100</b> | <b>\$80,300</b> | <b>\$3,500</b> |
| Importance Code A     | \$31,800        | \$800          | \$800           | \$800          |
| Importance Code B     | \$58,100        | \$300          | \$79,400        | \$2,700        |
| Importance Code C     | \$1,800         |                |                 |                |
| <b>Total</b>          | <b>\$91,700</b> | <b>\$1,100</b> | <b>\$80,300</b> | <b>\$3,500</b> |



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

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

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 10%        | Now               | \$31,000       | LIFE               | **             | 5           | \$1,200        | 1        |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Front And Rear Of Building</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Masonry Building At Front</i>                            |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 90%        | Now               | \$57,500       | 2041               | **             | 5           | \$33,300       | 1        |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : At Ground</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Steel                                                                  | 100%       | Now               | \$97,300       | 2056               | **             | 5           | \$13,800       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                    | 100%       | Now               | \$192,900      | 2031               | \$964,700      |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| 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        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : North Entrance</i>                                       |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 85%        | Now               | \$28,200       | 2031               | \$563,800      | 3           | \$7,800        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |

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

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

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



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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$3,100               |                 |
| Gypsum Board                                                           | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$9,300               |                 |
| Gypsum Board                                                           | 15%               | Now                      | \$1,300               | LIFE                      | **                    | 5                  | \$2,800               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                            | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 100%              | 4+                       | \$239,500             | 2051                      | **                    | 5                  | \$12,300              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                             | 10%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| No Component                                                           | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 10%               | 0-2                      | \$500                 | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Walkways At Front Of Building</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                           | 90%               |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                   | 100%              |                          |                       | 2031                      | \$3,700               | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 1,200 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Liquid Filled                                                   | 20%               |                          |                       | 2036                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rating Not Visible</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                    | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                   | 100%              |                          |                       | 2031                      | \$42,300              | 5                  | \$100                 |                 |

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

| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                             | 100%              |                          |                       | 2031                      | \$36,000              | 1                  |                       |                 |
| Panelboards                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                    | 100%              |                          |                       | 2030                      | \$19,500              | 5                  | \$400                 |                 |
| Wiring                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                       | 100%              |                          |                       | 2031                      | \$32,500              | 1                  |                       |                 |
| Motor Controllers                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                     | 100%              |                          |                       | 2029                      | \$46,700              | 5                  | \$100                 |                 |
| Ground                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                             | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
| Lighting                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                         | 100%              |                          |                       | 2031                      | \$179,100             | 10                 | \$15,100              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| 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               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Alarm Bells And Manual Pull Station</i>            |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                       | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace                                                           | 100%              |                          |                       | 2036                      | **                    | 1                  | \$8,100               |                 |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ceiling</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ceiling</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5 Package Units</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Conditioning                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                       | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T5**  
**Asset # : 2113**

| <b>Mechanical</b>                                                   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit                                                    | 15%                   |                          |                       | 2024                      | \$9,100               | 1                  |                       |                 |
| No Component                                                        | 85%                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Dir Expansion                                           | 35%                   |                          |                       | 2026                      | \$16,100              | 1                  |                       |                 |
| No Component                                                        | 65%                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection                                                      |                       |                          |                       |                           |                       |                    |                       |                 |
| Dry Cooler                                                          | 35%                   |                          |                       | 2026                      | \$3,900               | 2                  | \$4,000               |                 |
| No Component                                                        | 65%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                  | 100%                  | Now                      | \$14,100              | LIFE                      | **                    | 2-5                | \$9,200               |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 10%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ceiling</i>                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                            | 90%                   |                          |                       | 2026                      | \$64,000              | 2                  | \$500                 |                 |
| Roof                                                                | 10%                   |                          |                       | 2026                      | \$3,100               | 2                  | \$100                 |                 |
| <b>Plumbing</b>                                                     |                       |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                        | 100%                  |                          |                       | 2031                      | \$206,000             | 1                  |                       |                 |
| Water Heater With Tanks                                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired                                                           | 100%                  |                          |                       | 2026                      | \$16,700              | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 75 Gallon Unit</i>                             |                       |                          |                       |                           |                       |                    |                       |                 |
| 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.

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$307,600             |                       |
| Interior Architecture | \$75,200              | \$407,800             |
| Electrical            |                       | \$131,600             |
| Mechanical            |                       | \$151,400             |
| <b>Total</b>          | <b>\$382,800</b>      | <b>\$690,800</b>      |
| Importance Code A     | \$307,600             |                       |
| Importance Code B     | \$75,200              | \$690,800             |
| <b>Total</b>          | <b>\$382,800</b>      | <b>\$690,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>   | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|------------------|----------------|
| Exterior Architecture |                 |                |                  |                |
| Interior Architecture | \$25,300        |                | \$1,000          | \$1,900        |
| Electrical            | \$300           | \$500          | \$20,500         | \$300          |
| Mechanical            | \$17,400        | \$900          | \$120,400        | \$900          |
| Site Pavements        | \$5,200         |                |                  |                |
| <b>Total</b>          | <b>\$48,100</b> | <b>\$1,400</b> | <b>\$141,900</b> | <b>\$3,100</b> |
| Importance Code A     | \$600           | \$600          | \$37,300         | \$600          |
| Importance Code B     | \$25,200        | \$800          | \$104,700        | \$2,500        |
| Importance Code C     | \$22,300        |                |                  |                |
| <b>Total</b>          | <b>\$48,100</b> | <b>\$1,400</b> | <b>\$141,900</b> | <b>\$3,100</b> |



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

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

| Architecture                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                          |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                             | 100%       | Now               | \$58,700       | 2041               | **             | 5           | \$34,000       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : At Base</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Windows                                                                 |            |                   |                |                    |                |             |                |          |
| Steel                                                                   | 100%       | Now               | \$82,400       | 2056               | **             | 5           | \$11,700       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Roof                                                                    |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                        | 25%        | Now               | \$87,400       | 2041               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 15%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Spray-on Foam                                                           | 75%        | Now               | \$79,100       | 2041               | **             | 5           | \$16,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Classrooms</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Interior                                                                |            |                   |                |                    |                |             |                |          |
| Floors                                                                  |            |                   |                |                    |                |             |                |          |
| Mosaic Tile                                                             | 5%         |                   |                | 2036               | **             | 5           | \$2,000        |          |
| Vinyl Tile                                                              | 95%        | Now               | \$8,200        | 2031               | \$407,800      | 3           | \$5,700        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridor And Classrooms Throughout</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridor And Classrooms Throughout</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Computer Classroom</i>                                    |            |                   |                |                    |                |             |                |          |

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

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

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

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

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                 | 15%               | Now                      | \$7,200               | LIFE                      | **                    | 5                  | \$1,600               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                          | 65%               | 0-2                      | \$4,600               | LIFE                      | **                    | 5                  | \$10,200              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor Throughout</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Classrooms Throughout</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                           | 20%               | 4+                       | \$5,300               | LIFE                      | **                    |                    |                       |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                  | 100%              | Now                      | \$75,200              | 2044                      | **                    | 5                  | \$7,700               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor And Classrooms Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor And Classrooms Throughout</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Classrooms</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Classrooms</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                               | 25%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                                | 75%               | 4+                       | \$5,200               | 2044                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And East Side</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                   | 100%              |                          |                       | 2031                      | \$42,300              | 5                  | \$100                 |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                         | 95%               |                          |                       | 2031                      | \$34,200              | 1                  |                       |                 |
| Conduit                         | 5%                |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                   | 5%                |                          |                       | 2030                      | \$1,000               | 5                  |                       |                 |
| Molded Case Bkrs                | 95%               |                          |                       | 2030                      | \$18,500              | 5                  | \$300                 |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                               |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                            | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Wiring                       |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 95%               |                                                                     |                       | 2031                      | \$30,900              | 1                  |                       |                 |
| Thermoplastic                | 5%                |                                                                     |                       | 2041                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 10%               |                                                                     |                       | 2036                      | **                    | 5                  |                       |                 |
| No Component                 | 90%               |                                                                     |                       |                           |                       |                    |                       |                 |
| Ground                       |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                                                                     |                       | LIFE                      | **                    | 5                  | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Room 613</i>                                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Ground Observed</i>                                |                       |                           |                       |                    |                       |                 |
| Lighting                     |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              |                                                                     |                       | 2031                      | \$131,600             | 10                 | \$11,100              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                           |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |                                                                     |                       | 2031                      | \$3,600               | 1                  |                       |                 |
| Exit, Service                | 50%               |                                                                     |                       | 2031                      | \$2,000               | 1                  |                       |                 |
| Exterior Lighting            |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| HID                          | 20%               |                                                                     |                       | 2026                      | \$11,000              | 10                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                        |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Operated Via Timer</i>                             |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                     |                       |                           |                       |                    |                       |                 |
| Alarm                        |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| Security System              |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |                                                                     |                       |                           |                       |                    |                       |                 |
| Generic                      | 20%               |                                                                     |                       | 2036                      | **                    | 1                  | \$900                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Outside</i>                              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Surveillance Camera</i>                            |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |                                                                     |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                     |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 30%               |                                                                     |                       | 2026                      | \$9,100               | 1-3                | \$2,200               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Manual Pull Station And Alarm Bells</i>            |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T6**  
**Asset # : 2114**

| <b>Mechanical</b>       |                         | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------------|-------------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>           | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Heating</b>          |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | Conversion Equipment    |                       |                                                                |                           |                |                       |                    |                       |
|                         | Furnace                 | 100%                  |                                                                |                           | 2026           | \$36,700              | 1                  | \$6,000               |
|                         |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Location : In The Ceiling</i>                               |                           |                |                       |                    |                       |
|                         |                         |                       | <i>Explanation : 3 Units</i>                                   |                           |                |                       |                    |                       |
| <b>Air Conditioning</b> |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | 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%                   |                                                                |                           |                |                       |                    |                       |
| <b>Ventilation</b>      |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | 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                 |
| <b>Plumbing</b>         |                         |                       |                                                                |                           |                |                       |                    |                       |
|                         | H/C Water Piping        |                       |                                                                |                           |                |                       |                    |                       |
|                         | Brass/Copper            | 100%                  |                                                                |                           | 2031           | \$151,400             | 1                  |                       |
|                         | Water Heater With Tanks |                       |                                                                |                           |                |                       |                    |                       |
|                         | Gas Fired               | 100%                  |                                                                |                           | 2024           | \$16,700              | 2                  |                       |
|                         | Sanitary Piping         |                       |                                                                |                           |                |                       |                    |                       |
|                         | Cast Iron               | 100%                  |                                                                |                           | LIFE           | **                    | 1                  |                       |
|                         | Fixtures                |                       |                                                                |                           |                |                       |                    |                       |
|                         | Generic                 | 100%                  |                                                                |                           |                |                       |                    |                       |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$112,900             |                       |
| Interior Architecture |                       | \$442,700             |
| Electrical            |                       | \$265,600             |
| Mechanical            | \$118,900             | \$367,500             |
| Site Pavements        | \$208,200             |                       |
| <b>Total</b>          | <b>\$439,900</b>      | <b>\$1,075,800</b>    |
| Importance Code A     | \$179,500             | \$61,900              |
| Importance Code B     | \$52,200              | \$1,013,900           |
| Importance Code C     | \$208,200             |                       |
| <b>Total</b>          | <b>\$439,900</b>      | <b>\$1,075,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$120,500        |                |                 |                 |
| Interior Architecture | \$305,900        |                | \$2,300         | \$8,700         |
| Electrical            | \$500            | \$700          | \$35,100        | \$500           |
| Mechanical            | \$41,800         | \$1,300        | \$52,700        | \$1,300         |
| Site Enclosure        | \$400            |                |                 |                 |
| Site Pavements        | \$55,600         |                |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$528,600</b> | <b>\$6,000</b> | <b>\$94,000</b> | <b>\$14,400</b> |
| Importance Code A     | \$120,500        | \$1,300        | \$1,100         | \$1,300         |
| Importance Code B     | \$346,300        | \$4,700        | \$92,900        | \$13,100        |
| Importance Code C     | \$61,900         |                |                 |                 |
| <b>Total</b>          | <b>\$528,600</b> | <b>\$6,000</b> | <b>\$94,000</b> | <b>\$14,400</b> |



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

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

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                                                               |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 10%        | Now               | \$14,300       | LIFE               | **             | 5           | \$12,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 10%        | Now               | \$38,500       | LIFE               | **             | 5           | \$1,500        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades</i>                              |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                            | 80%        | Now               | \$25,400       | 2041               | **             | 5           | \$36,800       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Windows                                                                |            |                   |                |                    |                |             |                |          |
| Steel                                                                  | 100%       | Now               | \$42,200       | 2056               | **             | 5           | \$6,000        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Roof                                                                   |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                  | 2%         |                   |                | 2041               | **             | 10          | \$2,400        |          |
| Spray-on Foam                                                          | 98%        | Now               | \$112,900      | 2041               | **             | 5           | \$23,400       | 1        |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |            |                   |                |                    |                |             |                |          |
| Soffits                                                                |            |                   |                |                    |                |             |                |          |
| Stucco Cement                                                          | 100%       |                   |                | 2036               | **             | 5           |                |          |

Interior

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

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

| Architecture                                                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                     |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                       |                |                   |                |                    |                |             |                |          |
| Carpet                                                              | 35%            | 0-2               | \$220,400      | 2033               | \$220,400      | 3           | \$19,100       |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms</i>                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 10%            |                   |                | LIFE               | **             | 5           | \$8,000        |          |
| Mosaic Tile                                                         | 5%             |                   |                | 2036               | **             | 5           | \$4,600        |          |
| Vinyl Tile                                                          | 45%            | Now               | \$22,100       | 2031               | \$442,700      | 3           | \$6,200        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"                                                  | 5%             | 0-2               | \$15,700       | 2041               | **             | 3           | \$700          |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                         |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                               |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                               | 50%            |                   |                | LIFE               | **             | 5           | \$8,600        |          |
| Gypsum Board                                                        | 50%            | Now               | \$5,900        | LIFE               | **             | 5           | \$12,900       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>                                                     |                |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                | 10%            | 0-2               | \$35,500       | 2051               | **             | 5           | \$1,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                             | 80%            |                   |                | LIFE               | **             | 5           | \$4,600        |          |
| Gypsum Board                                                        | 10%            | Now               | \$6,200        | LIFE               | **             | 5           | \$4,600        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>                                               |                |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>                                                  |                |                   |                |                    |                |             |                |          |
| Chain Link                                                          | 100%           | 2-4               | \$400          | 2041               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 100%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>                                               |                |                   |                |                    |                |             |                |          |
| <b>On-Site Walkways</b>                                             |                |                   |                |                    |                |             |                |          |
| Asphalt                                                             | 50%            | 2-4               | \$31,100       | 2034               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 50%            | 0-2               | \$24,500       | 2036               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                        |                |                   |                |                    |                |             |                |          |

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

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

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

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

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

## Site Pavements

Parking/Driveway  
Asphalt

100% 0-2 \$208,200 2034 \* \*  
*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*  
*Location : Throughout Parking Lot*

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

## Under 600 Volts

Service Equipment  
Fused Disc Sw

100% 2031 \$7,400 5 \$100  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Switch Rated At 600 Amperes*

## Raceway

Conduit  
Conduit

90% 2031 \$32,400 1  
 10% 2041 \* \* 1

## Panelboards

Molded Case Bkrs  
Molded Case Bkrs

90% 2030 \$26,300 5 \$600  
 10% 2039 \* \* 5 \$100

## Wiring

Thermoplastic  
Thermoplastic

90% 2031 \$29,300 1  
 10% 2041 \* \* 1

## Ground

Grounding Devices  
Not Accessible

100%

## Lighting

Interior Lighting  
Fluorescent

98% 2031 \$260,300 10 \$21,900  
*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*

Fluorescent

2% 2031 \$5,300 10 \$400  
*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*  
*Location : Hallways*

## Egress Lighting

Emergency, Battery  
Exit, Service

50% 2031 \$20,000 10 \$2,900  
 50% 2031 \$4,000 1

## Exterior Lighting

HID  
No Component

20% 2026 \$22,200 10  
 80%

## Alarm

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

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2031

\$8,900

1

\$1,800

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

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2026

\$12,300

1-3

\$3,000

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

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

**Heating**

## Energy Source

Electricity

10%

2041

\*\*

1

Natural Gas

90%

2041

\*\*

1

## Conversion Equipment

Furnace

90%

0-2

\$66,600

2041

\*\*

1

\$9,800

*Damaged, Extent : Severe, Area Affected : 60%**Location : Insulation Peeling Off, Roof**Malfunctioning, Extent : Severe, Area Affected : 75%**Location : Roof**Other Observation, Extent : Severe, Area Affected : 90%**Location : Roof**Explanation : 7 Obsolete Rooftop Packaged Units With Direct Expansion R-22 Component For Cooling.*

Radiant Heater

10%

2031

\$61,900

2

\$1,100

*Other Observation, Extent : N/A, Area Affected : 10%**Location : Various**Explanation : 5 Electric Units***Air Conditioning**

## Energy Source

Electricity

100%

2039

\*\*

1

## Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Roof**Explanation : See Heating Equipment*

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

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

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

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

| <b>Mechanical</b>  |                           | <b>Current Repair</b> |                                                                    | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|---------------------------|-----------------------|--------------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b>     | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                           | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Air Conditioning   | Heat Rejection            |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Air Cooled Condenser Unit | 100%                  | 0-2                                                                | \$41,300                  | 2041           | **                    | 2                  | \$13,600              |
|                    |                           |                       | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Location : Roof</i>                                             |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Explanation : Obsolete</i>                                      |                           |                |                       |                    |                       |
| Ventilation        | Distribution              |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Ductwork/Diffusers        | 100%                  | Now                                                                | \$52,200                  | LIFE           | **                    | 2-5                | \$13,600              |
|                    |                           |                       | <i>Insul. Deteriorating, Extent : Severe, Area Affected : 60%</i>  |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Location : Ductwork On Roof Is Damaged And Corroded</i>         |                           |                |                       |                    |                       |
|                    | Exhaust Fans              |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Roof                      | 100%                  |                                                                    |                           | 2026           | \$46,200              | 2                  | \$700                 |
| Plumbing           | H/C Water Piping          |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Brass/Copper              | 100%                  |                                                                    |                           | 2031           | \$305,600             | 1                  |                       |
|                    | Water Heater With Tanks   |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Gas Fired                 | 100%                  | Now                                                                | \$300                     | 2031           | \$16,700              | 2                  |                       |
|                    |                           |                       | <i>Leak Evident, Extent : Severe, Area Affected : 100%</i>         |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Location : 2nd Floor Room No. 7214</i>                          |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Not Energy Efficient, Extent : Severe, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Location : 2nd Floor Room No. 7214</i>                          |                           |                |                       |                    |                       |
|                    | Sanitary Piping           |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Cast Iron                 | 100%                  |                                                                    |                           | LIFE           | **                    | 1                  |                       |
|                    | Storm Drain Piping        |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Cast Iron                 | 100%                  |                                                                    |                           | LIFE           | **                    | 1                  |                       |
|                    | Fixtures                  |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Generic                   | 100%                  |                                                                    |                           |                |                       |                    |                       |
| Vertical Transport | Elevators                 |                       |                                                                    |                           |                |                       |                    |                       |
|                    | Hydraulic                 | 100%                  |                                                                    |                           | LIFE           | **                    |                    |                       |
|                    |                           |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>       |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Location : 1st To 2nd Floor</i>                                 |                           |                |                       |                    |                       |
|                    |                           |                       | <i>Explanation : 1 Unit</i>                                        |                           |                |                       |                    |                       |

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

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$367,100             |                       |
| Interior Architecture |                       | \$422,000             |
| Electrical            |                       | \$189,900             |
| Mechanical            | \$106,300             | \$218,500             |
| <b>Total</b>          | <b>\$473,300</b>      | <b>\$830,500</b>      |
| Importance Code A     | \$473,300             |                       |
| Importance Code B     |                       | \$830,500             |
| <b>Total</b>          | <b>\$473,300</b>      | <b>\$830,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$44,200         |                |                 |                |
| Interior Architecture | \$50,700         |                | \$1,900         | \$2,000        |
| Electrical            | \$12,100         | \$700          | \$21,700        | \$400          |
| Mechanical            | \$31,900         | \$500          | \$58,700        | \$500          |
| Site Pavements        | \$7,400          |                |                 |                |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900        |
| <b>Total</b>          | <b>\$150,300</b> | <b>\$5,100</b> | <b>\$86,300</b> | <b>\$6,800</b> |
| Importance Code A     | \$76,000         | \$500          | \$1,200         | \$500          |
| Importance Code B     | \$51,100         | \$4,600        | \$85,100        | \$6,300        |
| Importance Code C     | \$23,200         |                |                 |                |
| <b>Total</b>          | <b>\$150,300</b> | <b>\$5,100</b> | <b>\$86,300</b> | <b>\$6,800</b> |



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

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

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 93%        | Now               | \$281,600      | LIFE               | **             | 5           | \$11,200       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                     | 2%         | Now               | \$1,400        | LIFE               | **             | 5           | \$1,300        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| Window Wall                                                           | 5%         | Now               | \$5,700        | 2041               | **             | 5           | \$1,800        |          |
| <i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrances And Corridors Throughout</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrances And Corridors Throughout</i>                  |            |                   |                |                    |                |             |                |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Steel                                                                 | 100%       | Now               | \$85,400       | 2056               | **             | 5           | \$12,100       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Parapets                                                              |            |                   |                |                    |                |             |                |          |
| Metal Rail                                                            | 100%       |                   |                | 2044               | **             | 5-10        | \$38,600       |          |
| Roof                                                                  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                      | 95%        | 2-4               | \$13,700       | 2036               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 5%         |                   |                | 2051               | **             | 10          | \$4,500        |          |
| Soffits                                                               |            |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                  | 100%       |                   |                | 2031               |                | 10          |                |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |

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

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

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



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

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 10%               | Now                      | \$4,300               | LIFE                      | **                    | 5                  | \$5,700               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Connection To T6 And Mechanical Room</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Mosaic Tile                                                            | 5%                | 4+                       | \$11,900              | 2036                      | **                    | 5                  | \$1,600               |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilets Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Quarry Tile                                                            | 25%               | Now                      | \$9,400               | 2044                      | **                    | 5                  | \$4,900               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Corridors And Lobby</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile                                                             | 60%               | Now                      | \$8,400               | 2031                      | \$422,000             | 3                  | \$5,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Classrooms</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                  | 50%               | 4+                       | \$15,800              | LIFE                      | **                    | 5                  | \$3,400               |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Main Lobby And Entrance</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                           | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$5,200               |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 15%               |                          |                       | 2036                      | **                    | 5                  | \$3,800               |                 |
| Exposed Struc: Concrete                                                | 75%               |                          |                       | LIFE                      | **                    | 5                  | \$2,900               |                 |
| Gypsum Board                                                           | 10%               | Now                      | \$900                 | LIFE                      | **                    | 5                  | \$3,100               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Corridor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Corridor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Rail                                                          | 100%              |                          |                       | 2036                      | **                    | 5-10               |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 25%               | 0-2                      | \$1,000               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 75%               | 4+                       | \$1,900               | 2044                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And East Side Of Building</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                | 100%              | Now                      | \$4,500               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side Lot</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE TEMPORARY BLDG. T8**  
**Asset # : 2095**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                                                                            | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|----------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                      | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Service Equipment            |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                  |                          |                                                                            | 2031                      | \$3,700               | 5                  | \$100                 |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Electrical Room</i>                                          |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i> |                           |                       |                    |                       |                 |
| 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              | 10%                   |                          |                                                                            | 2036                      | **                    | 5                  |                       |                 |
| No Component                 | 90%                   |                          |                                                                            |                           |                       |                    |                       |                 |
| <b>Ground</b>                |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Grounding Devices            |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Not Accessible               | 100%                  |                          |                                                                            |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Fluorescent                  | 98%                   | Now                      | \$3,700                                                                    | 2031                      | \$186,100             |                    |                       |                 |
|                              |                       |                          | <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>           |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Missing Lenses Throughout</i>                                |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>        |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Throughout The Building</i>                                  |                           |                       |                    |                       |                 |
| Fluorescent                  | 2%                    |                          |                                                                            | 2031                      | \$3,800               | 10                 | \$300                 |                 |
|                              |                       |                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>     |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Hallways</i>                                                 |                           |                       |                    |                       |                 |
| Egress Lighting              |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%                   |                          |                                                                            | 2031                      | \$14,300              | 10                 | \$2,100               |                 |
| Exit, Service                | 50%                   |                          |                                                                            | 2031                      | \$2,900               | 1                  |                       |                 |
| Exterior Lighting            |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| HID                          | 10%                   |                          |                                                                            | 2026                      | \$7,900               | 10                 |                       |                 |
| HID                          | 10%                   | Now                      | \$7,900                                                                    | 2041                      | **                    |                    |                       |                 |
|                              |                       |                          | <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>             |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Outside Perimeter</i>                                        |                           |                       |                    |                       |                 |
| No Component                 | 80%                   |                          |                                                                            |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| Security System              |                       |                          |                                                                            |                           |                       |                    |                       |                 |
| No Component                 | 80%                   |                          |                                                                            |                           |                       |                    |                       |                 |
| Generic                      | 20%                   |                          |                                                                            | 2036                      | **                    | 1                  | \$1,300               |                 |
|                              |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Hallways</i>                                                 |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : Surveillance Camera</i>                                   |                           |                       |                    |                       |                 |

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2026

\$13,200

1-3

\$3,200

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

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

## Heating

## Energy Source

Electricity

40%

2041

\* \*

1

Natural Gas

60%

2041

\* \*

1

## Conversion Equipment

Furnace

60%

0-2

\$31,800

2041

\* \*

1

\$4,700

*Other Observation, Extent : Severe, Area Affected : 60%**Location : Roof**Explanation : 1 Rooftop Unit With Direct Expansion Cooling Coil. On Extended Life.*

Radiant Heater

40%

Now

\$106,300

2041

\* \*

2

\$2,600

*Damaged, Extent : Severe, Area Affected : 25%**Location : Various Areas**Other Observation, Extent : Light, Area Affected : 75%**Location : Various**Explanation : 23 Units*

## Air Conditioning

## Energy Source

Electricity

100%

2039

\* \*

1

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,700

## Exhaust Fans

Roof

100%

2026

\$33,000

2

\$500

## Plumbing

## 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

## Fixtures

Generic

100%

## Vertical Transport

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

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

| Mechanical                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(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*

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

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Mechanical        | \$79,600              | \$103,300             |
| <b>Total</b>      | <b>\$79,600</b>       | <b>\$103,300</b>      |
| Importance Code A |                       | \$103,300             |
| Importance Code B | \$79,600              |                       |
| <b>Total</b>      | <b>\$79,600</b>       | <b>\$103,300</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-----------------------|-----------------|----------------|-----------------|----------------|
| Exterior Architecture | \$31,800        |                |                 |                |
| Interior Architecture | \$19,900        |                |                 |                |
| Electrical            | \$300           | \$300          | \$700           | \$200          |
| Mechanical            | \$28,600        | \$5,900        | \$13,500        | \$5,900        |
| Site Pavements        | \$8,100         |                |                 |                |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$6,200</b> | <b>\$14,300</b> | <b>\$6,100</b> |
| Importance Code A     | \$31,800        | \$400          |                 | \$400          |
| Importance Code B     | \$48,700        | \$5,800        | \$14,300        | \$5,800        |
| Importance Code C     | \$8,100         |                |                 |                |
| <b>Total</b>          | <b>\$88,600</b> | <b>\$6,200</b> | <b>\$14,300</b> | <b>\$6,100</b> |



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

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

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 80%               | Now                      | \$9,500               | 2051                      | **                    | 5                  | \$13,700              |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Corners And Rollup Doors</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors                                               | 20%               |                          |                       | 2044                      | **                    | 5                  | \$5,700               |                 |
| <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Impact Damage At East And West Doors</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Windows</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                          | 50%               | 0-2                      | \$5,500               | 2047                      | **                    | 5                  | \$300                 |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Louvers                                                     | 50%               | Now                      | \$3,200               | 2040                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Side Louver</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Blocked With Plywood</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 95%               |                          |                       | 2044                      | **                    | 10                 | \$10,800              |                 |
| Skylight, Plastic                                                 | 5%                |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| <b>Interior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 100%              | 0-2                      | \$10,000              | LIFE                      | **                    | 5                  | \$13,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                              | 35%               | 4+                       | \$9,900               | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                       | 65%               |                          |                       | LIFE                      | **                    | 5                  | \$4,900               |                 |
| <b>Site Enclosure</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                        | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              |                          |                       | 2040                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | Now                      | \$8,100               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East West And South Side Of Building</i>            |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

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

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

| <b>Electrical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                       | 100%              |                          |                       | 2036                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 45 Kilovolt-ampere</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                        | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                  | 10%               |                          |                       | 2039                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs                                               | 90%               |                          |                       | 2039                      | **                    | 5                  | \$100                 |                 |
| <b>Wiring</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                | 100%              |                          |                       | 2036                      | **                    | 5                  |                       |                 |
| <b>Lighting</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                    | 10%               |                          |                       | 2031                      | \$2,800               | 10                 | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cafeteria Room</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                            | 90%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                             | 50%               |                          |                       | 2036                      | **                    | 10                 | \$500                 |                 |
| Exit, Service                                                  | 50%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                            | 20%               |                          |                       | 2031                      | \$3,700               | 10                 |                       |                 |
| No Component                                                   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                | 100%              |                          |                       | 2031                      | \$10,200              | 1-3                | \$2,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Open Space</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Bells, Manual Pull Station</i>                |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                              |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                    | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater                                                 | 100%              |                          |                       | 2031                      | \$103,300             | 2                  | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 6 Gas Fired Units</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

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

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                                                         | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |  |
|------------------------------|-----------------------|--------------------------|---------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|--|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |  |
| <b>Ventilation</b>           |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Exhaust Fans                 |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Wall Unit                    | 100%                  |                          |                                                         | 2026                      | \$1,700               | 2                  | \$100                 |                 |  |
| <b>Plumbing</b>              |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| H/C Water Piping             |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Brass/Copper                 | 100%                  |                          |                                                         | 2041                      | **                    | 1                  |                       |                 |  |
| Water Heater With Tanks      |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Electric                     | 100%                  |                          |                                                         | 2024                      | \$23,100              | 4                  |                       |                 |  |
| Sanitary Piping              |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Cast Iron                    | 100%                  |                          |                                                         | LIFE                      | **                    | 1                  |                       |                 |  |
| Backflow Preventer           |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Generic                      | 100%                  |                          |                                                         | 2031                      | \$1,800               | 1                  | \$300                 |                 |  |
| <b>Fire Suppression</b>      |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Sprinkler                    |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Generic                      | 100%                  |                          |                                                         | 2041                      | **                    | 1-2                | \$1,100               |                 |  |
| Chemical System              |                       |                          |                                                         |                           |                       |                    |                       |                 |  |
| Dry                          | 100%                  |                          |                                                         | 2026                      | \$79,600              | 1-3                | \$72,600              |                 |  |
|                              |                       |                          | <i>Dry System, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |  |
|                              |                       |                          | <i>Location : Gas Station, Outside</i>                  |                           |                       |                    |                       |                 |  |

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



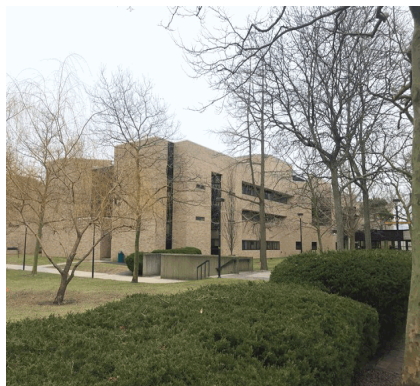
Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230C  
**Program / Asset #** : CUN0003.0C0 / 2122 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 13-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$804,100             | \$563,000             |
| Interior Architecture |                       | \$619,000             |
| Electrical            |                       | \$721,700             |
| Mechanical            | \$1,322,000           | \$860,700             |
| <b>Total</b>          | <b>\$2,126,100</b>    | <b>\$2,764,300</b>    |
| Importance Code A     | \$804,100             | \$563,000             |
| Importance Code B     | \$1,322,000           | \$2,201,400           |
| <b>Total</b>          | <b>\$2,126,100</b>    | <b>\$2,764,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$38,500         |                 | \$9,400         |                 |
| Interior Architecture | \$162,700        | \$1,200         |                 | \$16,600        |
| Electrical            | \$1,500          | \$1,500         | \$30,900        | \$900           |
| Mechanical            | \$16,100         | \$4,900         | \$14,300        | \$4,200         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$222,700</b> | <b>\$11,500</b> | <b>\$58,500</b> | <b>\$25,700</b> |
| Importance Code A     | \$38,500         |                 | \$9,400         |                 |
| Importance Code B     | \$147,600        | \$10,300        | \$49,100        | \$25,700        |
| Importance Code C     | \$36,600         | \$1,200         |                 |                 |
| <b>Total</b>          | <b>\$222,700</b> | <b>\$11,500</b> | <b>\$58,500</b> | <b>\$25,700</b> |



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

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

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                       |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%            | Now               | \$317,000      | LIFE               | **             | 5           | \$39,400       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2041               | **             | 5-10        | \$16,900       |          |
| Window Wall                                                           | 15%            | Now               | \$87,700       | 2041               | **             | 5           | \$13,900       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                        |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%            | Now               | \$17,300       | 2039               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                             |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%             |                   |                | 2040               | **             | 10          | \$600          |          |
| <b>Parapets</b>                                                       |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 85%            | Now               | \$83,400       | LIFE               | **             | 5           | \$3,400        |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2051               | **             | 5           | \$800          |          |
| Metal Rail                                                            | 10%            |                   |                | 2036               | **             | 5-10        | \$7,200        |          |
| <b>Roof</b>                                                           |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                      | 10%            | Now               | \$21,200       | 2041               | **             |             |                |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                   | 85%            | Now               | \$225,200      | 2031               | \$563,000      |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 5%             | Now               | \$90,800       | 2051               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Above Lobby, Throughout</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Lobby, Throughout</i>                                   |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                        |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                         | 100%           |                   |                | 2036               | **             | 5           |                |          |

**Interior**

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

| Architecture            | Current Repair                                                          |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------|-------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total                                                              | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                |                                                                         |                   |                |                    |                |             |                |          |
| Floors                  |                                                                         |                   |                |                    |                |             |                |          |
| Carpet                  | 25%                                                                     | Now               | \$84,900       | 2030               | \$212,400      | 3           | \$18,400       |          |
|                         | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                         | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 20%                                                                     |                   |                | LIFE               | **             | 5           | \$21,500       |          |
| Ceramic Tile            | 5%                                                                      | 0-2               | \$6,800        | 2040               | **             | 5           | \$1,200        |          |
|                         | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk    | 15%                                                                     |                   |                | 2047               | **             | 5           | \$16,600       |          |
| Vinyl Tile              | 35%                                                                     | 0-2               | \$9,300        | 2031               | \$464,400      | 3           | \$6,500        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Interior Walls          |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%                                                                      |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile            | 5%                                                                      |                   |                | 2040               | **             | 5           | \$2,400        |          |
| Concrete Masonry Unit   | 20%                                                                     | 0-2               | \$17,300       | LIFE               | **             | 5           | \$3,800        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Gypsum Board            | 60%                                                                     | Now               | \$19,300       | LIFE               | **             | 5           | \$17,000       |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Masonry: Brick          | 10%                                                                     |                   |                | LIFE               | **             |             |                |          |
| Ceilings                |                                                                         |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn    | 20%                                                                     | 0-2               | \$7,700        | 2029               | \$154,600      | 5           | \$6,100        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In    | 35%                                                                     | 0-2               | \$14,000       | 2036               | **             | 5           | \$8,600        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete | 25%                                                                     |                   |                | LIFE               | **             | 5           | \$1,900        |          |
| Gypsum Board            | 20%                                                                     | Now               | \$3,400        | LIFE               | **             | 5           | \$12,300       |          |
|                         | <i>Water Penetration, Extent : Light, Area Affected : 10%</i>           |                   |                |                    |                |             |                |          |
|                         | <i>Location : Lobby Throughout</i>                                      |                   |                |                    |                |             |                |          |
| Site Enclosure          |                                                                         |                   |                |                    |                |             |                |          |
| Retaining Walls         |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%                                                                     |                   |                | 2051               | **             |             |                |          |
| No Component            | 90%                                                                     |                   |                |                    |                |             |                |          |
| Site Pavements          |                                                                         |                   |                |                    |                |             |                |          |
| On-Site Walkways        |                                                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 20%                                                                     |                   |                | 2036               | **             |             |                |          |
| No Component            | 80%                                                                     |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

| Electrical                  | Current Repair                                                                                   |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|--------------------------------------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total                                                                                    | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Under 600 Volts             |                                                                                                  |                      |                |                    |                |                |                |          |
| Transformers                |                                                                                                  |                      |                |                    |                |                |                |          |
| Dry Type                    | 100%                                                                                             |                      |                | 2029               | \$26,100       | 5              | \$100          |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Mechanical Room</i>                                                                |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : 75 Kilovolt-ampere And Various Other Sizes</i>                                  |                      |                |                    |                |                |                |          |
| Raceway                     |                                                                                                  |                      |                |                    |                |                |                |          |
| Conduit                     | 90%                                                                                              |                      |                | 2031               | \$53,800       | 1              |                |          |
| Conduit                     | 10%                                                                                              |                      |                | 2041               | **             | 1              |                |          |
| Panelboards                 |                                                                                                  |                      |                |                    |                |                |                |          |
| Fused Disc Sw               | 10%                                                                                              |                      |                | 2030               | \$9,700        | 5              | \$100          |          |
| Molded Case Bkrs            | 80%                                                                                              |                      |                | 2030               | \$78,000       | 5              | \$700          |          |
| Molded Case Bkrs            | 10%                                                                                              |                      |                | 2039               | **             | 5              | \$100          |          |
| Wiring                      |                                                                                                  |                      |                |                    |                |                |                |          |
| Thermoplastic               | 90%                                                                                              |                      |                | 2031               | \$67,900       | 1              |                |          |
| Thermoplastic               | 10%                                                                                              |                      |                | 2041               | **             | 1              |                |          |
| Motor Controllers           |                                                                                                  |                      |                |                    |                |                |                |          |
| Motor Control Center        | 100%                                                                                             |                      |                | 2029               | \$53,300       | 5              | \$900          |          |
| Lighting                    |                                                                                                  |                      |                |                    |                |                |                |          |
| Interior Lighting           |                                                                                                  |                      |                |                    |                |                |                |          |
| Fluorescent                 | 98%                                                                                              |                      |                | 2031               | \$468,800      | 10             | \$29,500       |          |
|                             | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout The Building</i>                                                        |                      |                |                    |                |                |                |          |
| LED                         | 2%                                                                                               |                      |                | 2036               | **             |                |                |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Lobby</i>                                                                          |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : LEDs Observed</i>                                                               |                      |                |                    |                |                |                |          |
| Egress Lighting             |                                                                                                  |                      |                |                    |                |                |                |          |
| Emergency, Service          | 50%                                                                                              |                      |                | 2031               | \$9,900        | 1              |                |          |
| Exit, Service               | 50%                                                                                              |                      |                | 2031               | \$6,900        | 1              |                |          |
| Exterior Lighting           |                                                                                                  |                      |                |                    |                |                |                |          |
| HID                         | 20%                                                                                              |                      |                | 2026               | \$29,900       | 10             |                |          |
| No Component                | 80%                                                                                              |                      |                |                    |                |                |                |          |
| Alarm                       |                                                                                                  |                      |                |                    |                |                |                |          |
| Security System             |                                                                                                  |                      |                |                    |                |                |                |          |
| No Component                | 70%                                                                                              |                      |                |                    |                |                |                |          |
| Generic                     | 30%                                                                                              |                      |                | 2031               | \$18,100       | 1              | \$3,700        |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Hallways</i>                                                                       |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Surveillance Camera System</i>                                                  |                      |                |                    |                |                |                |          |
| Fire/Smoke Detection        |                                                                                                  |                      |                |                    |                |                |                |          |
| No Component                | 70%                                                                                              |                      |                |                    |                |                |                |          |
| Generic, Digital            | 30%                                                                                              |                      |                | 2031               | \$24,800       | 1-3            | \$6,100        |          |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Hallways And Mechanical Room</i>                                                   |                      |                |                    |                |                |                |          |
|                             | <i>Explanation : Smoke Detectors, Horns, Alarm Bells, Strobe Lights And Manual Pull Stations</i> |                      |                |                    |                |                |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

| Mechanical                                                                                                |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>                                                                                            |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                             |            |                   |                |                    |                |             |                |          |
| HTHW/HW                                                                                                   | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room</i>                                                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                       |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump                                                                                       | 100%       | Now               | \$7,000        | 2030               | \$70,200       | 4           | \$1,600        |          |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : 1 Of 2 Pumps In Penthouse Mechanical Room</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>                                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Pumps In Penthouse Mechanical Room</i>                                                      |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room</i>                                                               |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                                   |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                                               | 50%        |                   |                | 2026               | \$301,900      | 1           | \$10,200       |          |
| Convactor/Radiator                                                                                        | 10%        |                   |                | 2029               | \$26,200       | 1           | \$1,100        |          |
| Fan Coil Unit/Heat                                                                                        | 40%        | Now               | \$191,000      | 2041               | **             | 1           | \$3,800        |          |
| <i>On Extended Life, Extent : Severe, Area Affected : 40%</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Rusted And Leaking</i>                                                                   |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Air Conditioning</b>                                                                                   |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                                             |            |                   |                |                    |                |             |                |          |
| District Chilled Water                                                                                    | 100%       |                   |                | 2041               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room</i>                                                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chilled Water Provided From Building P</i>                                               |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                       |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                                                                    | 100%       | 2-4               | \$5,200        | 2031               | \$51,900       | 4           | \$1,600        |          |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>                                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Pumps In Penthouse Mechanical Room</i>                                                      |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room</i>                                                               |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Terminal Devices</b>                                                                                   |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht                                                                                       | 80%        |                   |                | 2026               | \$498,100      | 1           | \$16,300       |          |
| Fan Coil - 2 Pipe                                                                                         | 20%        |                   |                | 2026               | \$195,800      | 1           | \$2,100        |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>                                                                                        |            |                   |                |                    |                |             |                |          |
| <b>Distribution</b>                                                                                       |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                                        | 100%       |                   |                | LIFE               | **             | 2-5         | \$18,300       |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Exhaust Fans</b>                                                                                       |            |                   |                |                    |                |             |                |          |
| Interior                                                                                                  | 95%        |                   |                | 2026               | \$135,200      | 2           | \$1,000        |          |
| Roof                                                                                                      | 5%         |                   |                | 2026               | \$3,100        | 2           | \$100          |          |
| <hr/>                                                                                                     |            |                   |                |                    |                |             |                |          |
| <b>Plumbing</b>                                                                                           |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING C**  
**Asset # : 2122**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                                                                | Future Replacement |            | Maintenance    |                | Priority |
|-------------------------------------------|----------------|----------------------------------------------------------------|--------------------|------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years)                                           | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| Plumbing                                  |                |                                                                |                    |            |                |                |          |
| H/C Water Piping<br>Brass/Copper          | 100%           |                                                                |                    | 2031       | \$412,100      | 1              |          |
| HW Heat Exchanger<br>HTHW/HW              | 100%           |                                                                |                    | 2031       | \$89,900       |                |          |
|                                           |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |            |                |                |          |
|                                           |                | <i>Location : Penthouse Mechanical Room</i>                    |                    |            |                |                |          |
|                                           |                | <i>Explanation : Unit Shared With Building F</i>               |                    |            |                |                |          |
| Sanitary Piping<br>Cast Iron              | 100%           |                                                                |                    | LIFE       | * *            | 1              |          |
| Storm Drain Piping<br>Cast Iron           | 100%           |                                                                |                    | LIFE       | * *            | 1              |          |
| Fixtures                                  |                |                                                                |                    |            |                |                |          |
| Generic                                   | 100%           |                                                                |                    |            |                |                |          |
| Vertical Transport                        |                |                                                                |                    |            |                |                |          |
| Elevators                                 |                |                                                                |                    |            |                |                |          |
| Hydraulic                                 | 100%           |                                                                |                    | LIFE       | * *            |                |          |
|                                           |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                    |            |                |                |          |
|                                           |                | <i>Location : 1st To 3rd Floor, Penthouse</i>                  |                    |            |                |                |          |
|                                           |                | <i>Explanation : 1 Unit</i>                                    |                    |            |                |                |          |
| Fire Suppression                          |                |                                                                |                    |            |                |                |          |
| Standpipe                                 |                |                                                                |                    |            |                |                |          |
| Generic                                   | 100%           |                                                                |                    | 2031       | \$147,800      | 1-5            | \$16,600 |
| Sprinkler                                 |                |                                                                |                    |            |                |                |          |
| No Component                              | 80%            |                                                                |                    |            |                |                |          |
| Generic                                   | 20%            |                                                                |                    | 2031       | \$88,800       | 1-2            | \$1,800  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$608,100             | \$563,000             |
| Interior Architecture |                       | \$818,000             |
| Electrical            | \$14,400              | \$860,500             |
| Mechanical            | \$1,357,700           | \$860,700             |
| <b>Total</b>          | <b>\$1,980,100</b>    | <b>\$3,102,100</b>    |
| Importance Code A     | \$608,100             | \$563,000             |
| Importance Code B     | \$1,372,000           | \$2,539,200           |
| <b>Total</b>          | <b>\$1,980,100</b>    | <b>\$3,102,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$59,600         |                 | \$9,400         |                 |
| Interior Architecture | \$139,700        |                 | \$8,600         | \$8,000         |
| Electrical            | \$2,500          | \$2,500         | \$32,900        | \$1,900         |
| Mechanical            | \$16,000         | \$4,800         | \$14,200        | \$4,100         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$221,700</b> | <b>\$11,200</b> | <b>\$69,000</b> | <b>\$18,000</b> |
| Importance Code A     | \$59,600         |                 | \$9,400         |                 |
| Importance Code B     | \$124,300        | \$11,200        | \$59,600        | \$18,000        |
| Importance Code C     | \$37,800         |                 |                 |                 |
| <b>Total</b>          | <b>\$221,700</b> | <b>\$11,200</b> | <b>\$69,000</b> | <b>\$18,000</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%        | Now               | \$317,000      | LIFE               | **             | 5           | \$39,400       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%         |                   |                | 2041               | **             | 5-10        | \$16,900       |          |
| Window Wall                                                           | 15%        | Now               | \$87,700       | 2041               | **             | 5           | \$13,900       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%        | Now               | \$17,300       | 2039               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                             |            |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%         |                   |                | 2034               | **             | 10          | \$600          |          |
| Parapets                                                              |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 85%        | Now               | \$41,700       | LIFE               | **             | 5           | \$3,400        |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%         |                   |                | 2041               | **             | 5           | \$800          |          |
| Metal Rail                                                            | 10%        |                   |                | 2036               | **             | 5-10        | \$7,200        |          |
| Roof                                                                  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                      | 10%        |                   |                | 2041               | **             | 10          | \$3,300        |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                        |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                   | 85%        | Now               | \$112,600      | 2031               | \$563,000      |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor</i>                                         |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 5%         | Now               | \$90,800       | 2041               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Lobby</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Main Lobby</i>                                     |            |                   |                |                    |                |             |                |          |
| Soffits                                                               |            |                   |                |                    |                |             |                |          |
| Stucco Cement                                                         | 100%       |                   |                | 2036               | **             | 5           |                |          |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

| <b>Architecture</b>                                                     |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                                  | 20%               | 0-2                      | \$68,000              | 2030                      | \$169,900             | 3                  | \$14,800              |                 |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$10,800              |                 |
| Ceramic Tile                                                            | 5%                |                          |                       | 2034                      | **                    | 5                  | \$2,500               |                 |
| Panel/Paver: Cer/Brk                                                    | 15%               |                          |                       | 2039                      | **                    | 5                  | \$16,600              |                 |
| Vinyl Tile                                                              | 50%               | 0-2                      | \$13,300              | 2031                      | \$663,400             | 3                  | \$9,200               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Ceramic Tile                                                            | 5%                |                          |                       | 2034                      | **                    | 5                  | \$2,400               |                 |
| Concrete Masonry Unit                                                   | 20%               | 0-2                      | \$17,300              | LIFE                      | **                    | 5                  | \$3,800               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                            | 60%               | Now                      | \$19,300              | LIFE                      | **                    | 5                  | \$17,000              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                          | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                    | 20%               | 0-2                      | \$7,700               | 2029                      | \$154,600             | 5                  | \$6,100               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                    | 35%               |                          |                       | 2036                      | **                    | 5                  | \$17,200              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                 | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
| Gypsum Board                                                            | 20%               | 0-2                      | \$3,400               | LIFE                      | **                    | 5                  | \$12,300              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                  | 20%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| No Component                                                            | 80%               |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

| <b>Electrical</b>            | <b>Current Repair</b>                                                      |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|----------------------------------------------------------------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                                          | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>       |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Service Equipment            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                                                                       |                          |                           | 2031           | \$22,100              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                          |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : Main Service Disconnect Switch Rated At 2,500 Amperes</i> |                          |                           |                |                       |                    |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Transformers                 |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Dry Type                     | 100%                                                                       |                          |                           | 2029           | \$26,100              | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                          |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : Two 112.5 Kilovolt-ampere</i>                             |                          |                           |                |                       |                    |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Switchgear / Switchboard     |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 100%                                                                       |                          |                           | 2031           | \$127,000             | 5                  | \$100                 |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Raceway                      |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Conduit                      | 95%                                                                        |                          |                           | 2031           | \$56,800              | 1                  |                       |                 |
| Conduit                      | 5%                                                                         |                          |                           | 2041           | **                    | 1                  |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Panelboards                  |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                | 5%                                                                         |                          |                           | 2030           | \$4,900               | 5                  |                       |                 |
| Molded Case Bkrs             | 90%                                                                        |                          |                           | 2030           | \$87,700              | 5                  | \$800                 |                 |
| Molded Case Bkrs             | 5%                                                                         |                          |                           | 2039           | **                    | 5                  |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Wiring                       |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Thermoplastic                | 95%                                                                        |                          |                           | 2031           | \$71,600              | 1                  |                       |                 |
| Thermoplastic                | 5%                                                                         |                          |                           | 2041           | **                    | 1                  |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Motor Controllers            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Motor Control Center         | 100%                                                                       |                          |                           | 2029           | \$53,300              | 5                  | \$900                 |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| <b>Ground</b>                |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Grounding Devices            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Generic                      | 100%                                                                       |                          |                           | LIFE           | **                    | 5                  | \$500                 |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Transfer Switches            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Automatic                    | 100%                                                                       |                          |                           | 2029           | \$26,200              | 1                  | \$10,100              |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>              |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Interior Lighting            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 3%                                                                         |                          |                           | 2026           | \$14,400              | 10                 | \$900                 |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Lobby And Hallways</i>                                       |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Explanation : Compact Fluorescent Fixtures</i>                          |                          |                           |                |                       |                    |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Fluorescent                  | 97%                                                                        |                          |                           | 2031           | \$464,000             | 10                 | \$29,200              |                 |
|                              | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>        |                          |                           |                |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                  |                          |                           |                |                       |                    |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Egress Lighting              |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Emergency, Service           | 50%                                                                        |                          |                           | 2031           | \$9,900               | 1                  |                       |                 |
| Exit, Service                | 50%                                                                        |                          |                           | 2031           | \$6,900               | 1                  |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| Exterior Lighting            |                                                                            |                          |                           |                |                       |                    |                       |                 |
| HID                          | 20%                                                                        |                          |                           | 2026           | \$29,900              | 10                 |                       |                 |
| No Component                 | 80%                                                                        |                          |                           |                |                       |                    |                       |                 |
| <hr/>                        |                                                                            |                          |                           |                |                       |                    |                       |                 |
| <b>Alarm</b>                 |                                                                            |                          |                           |                |                       |                    |                       |                 |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\$18,100

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$24,800

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Mechanical Rooms**Explanation : Strobe Lights, smoke Detectors, Alarm Bells, Horns And Manual Pull Stations*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

HTHW/HW

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.*

## Distribution

Hot Wtr Piping/Pump

100%

Now

\$7,000

2030

\$70,200

4

\$1,600

*Corroded, Extent : Light, Area Affected : 20%**Location : Dual Duty Pumps In Penthouse Mechanical Room**Insul. Deteriorating, Extent : Moderate, Area Affected : 10%**Location : Penthouse Mechanical Room**Leak Evident, Extent : Severe, Area Affected : 30%**Location : Circulating Pump At Air Handler Ch BI-5 In Mechanical Room*

## Terminal Devices

Air Handler

50%

2026

\$301,900

1

\$10,200

Convactor/Radiator

10%

2029

\$26,200

1

\$1,100

Fan Coil Unit/Heat

40%

0-2

\$191,000

2041

\* \*

1

\$3,800

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Various**On Extended Life, Extent : Severe, Area Affected : 20%**Location : Various Locations***Air Conditioning**

## Energy Source

District Chilled Water

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room In Penthouse**Explanation : Chilled Water Provided From Building P*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING D**  
**Asset # : 2123**

| Mechanical                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                         | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                                                    |                |                      |                |                    |                |                |                |          |
| Distribution                                                        |                |                      |                |                    |                |                |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                           | 100%           | 2-4                  | \$5,200        | 2031               | \$51,900       | 4              | \$1,600        |          |
| <i>Corroded, Extent : Light, Area Affected : 20%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Pumps In Penthouse Mechanical Room</i>                |                |                      |                |                    |                |                |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse Mechanical Room</i>                         |                |                      |                |                    |                |                |                |          |
| 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                                                        |                |                      |                |                    |                |                |                |          |
| 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                                                   |                |                      |                |                    |                |                |                |          |
| HTHW/HW                                                             | 100%           |                      |                | 2031               | \$89,900       |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse Mechanical Room</i>                         |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Unit Shared With Building E</i>                    |                |                      |                |                    |                |                |                |          |
| Sanitary Piping                                                     |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                           | 100%           |                      |                | LIFE               | **             | 1              |                |          |
| Storm Drain Piping                                                  |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                           | 100%           |                      |                | LIFE               | **             | 1              |                |          |
| Fixtures                                                            |                |                      |                |                    |                |                |                |          |
| Generic                                                             | 100%           |                      |                |                    |                |                |                |          |
| Vertical Transport                                                  |                |                      |                |                    |                |                |                |          |
| Elevators                                                           |                |                      |                |                    |                |                |                |          |
| Hydraulic                                                           | 100%           |                      |                | LIFE               | **             |                |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st To 3rd Floor, Penthouse</i>                       |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 1 Unit</i>                                         |                |                      |                |                    |                |                |                |          |
| Fire Suppression                                                    |                |                      |                |                    |                |                |                |          |
| Standpipe                                                           |                |                      |                |                    |                |                |                |          |
| Generic                                                             | 100%           |                      |                | 2031               | \$147,800      | 1-5            | \$16,600       |          |
| Sprinkler                                                           |                |                      |                |                    |                |                |                |          |
| No Component                                                        | 80%            |                      |                |                    |                |                |                |          |
| Generic                                                             | 20%            |                      |                | 2031               | \$88,800       | 1-2            | \$1,800        |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E  
**Address** : 1950 ORIENTAL BLVD.  
**Borough** : BROOKLYN **Agency's Number** : 230E  
**Program / Asset #** : CUN0003.0E0 / 2124 **Yr Built/Renovated** : 1977 / 2000  
**Area Sq Ft** : 32,857 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 13-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,3  
**Block** : 8760 **Lot** : 60 **BIN** : 3347724

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$899,700             | \$563,000             |
| Interior Architecture |                       | \$663,400             |
| Electrical            |                       | \$589,600             |
| Mechanical            | \$484,600             | \$648,700             |
| <b>Total</b>          | <b>\$1,384,300</b>    | <b>\$2,464,700</b>    |
| Importance Code A     | \$899,700             | \$563,000             |
| Importance Code B     | \$484,600             | \$1,901,700           |
| <b>Total</b>          | <b>\$1,384,300</b>    | <b>\$2,464,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|----------------|-----------------|-----------------|
| Exterior Architecture | \$28,800         |                | \$5,000         |                 |
| Interior Architecture | \$160,400        |                |                 | \$9,200         |
| Electrical            | \$700            | \$1,300        | \$15,700        | \$700           |
| Mechanical            | \$1,200          | \$2,300        | \$8,400         | \$1,700         |
| Site Pavements        | \$6,400          |                |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$201,400</b> | <b>\$7,500</b> | <b>\$33,000</b> | <b>\$15,600</b> |
| Importance Code A     | \$28,800         |                | \$5,000         |                 |
| Importance Code B     | \$141,200        | \$7,500        | \$28,000        | \$15,600        |
| Importance Code C     | \$31,300         |                |                 |                 |
| <b>Total</b>          | <b>\$201,400</b> | <b>\$7,500</b> | <b>\$33,000</b> | <b>\$15,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%            | Now               | \$317,000      | LIFE               | **             | 5           | \$39,400       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Southwest Corner</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2041               | **             | 5-10        | \$16,900       |          |
| Window Wall                                                           | 15%            | Now               | \$87,700       | 2041               | **             | 5           | \$13,900       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%            | Now               | \$17,300       | 2039               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                             |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%             |                   |                | 2034               | **             | 10          | \$600          |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 85%            | Now               | \$83,400       | LIFE               | **             | 5           | \$3,400        |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade And South Facade</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : East Facade And South Facade</i>                        |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2041               | **             | 5           | \$800          |          |
| Metal Rail                                                            | 10%            | Now               | \$1,300        | 2036               | **             | 5           | \$2,800        | 1        |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Missing Railing At South Facade Of Roof</i>             |                |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

| Architecture            | Current Repair                                                          |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------|-------------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total                                                              | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior                |                                                                         |                   |                |                    |                |             |                |          |
| Roof                    |                                                                         |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane | 10%                                                                     | Now               | \$9,600        | 2026               | \$95,600       |             |                |          |
|                         | <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>     |                   |                |                    |                |             |                |          |
|                         | <i>Location : Lower Terrace</i>                                         |                   |                |                    |                |             |                |          |
|                         | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>        |                   |                |                    |                |             |                |          |
|                         | <i>Location : Offices</i>                                               |                   |                |                    |                |             |                |          |
| Single Ply Membrane     | 85%                                                                     | Now               | \$225,200      | 2031               | \$563,000      |             |                |          |
|                         | <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>   |                   |                |                    |                |             |                |          |
|                         | <i>Location : Over Third Floor; Throughout</i>                          |                   |                |                    |                |             |                |          |
|                         | <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>        |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 5%                                                                      | Now               | \$90,800       | 2041               | * *            |             |                |          |
|                         | <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>   |                   |                |                    |                |             |                |          |
|                         | <i>Location : Over Main Lobby</i>                                       |                   |                |                    |                |             |                |          |
|                         | <i>Water Penetration, Extent : Light, Area Affected : 20%</i>           |                   |                |                    |                |             |                |          |
|                         | <i>Location : Main Lounge, Throughout</i>                               |                   |                |                    |                |             |                |          |
| Soffits                 |                                                                         |                   |                |                    |                |             |                |          |
| Stucco Cement           | 100%                                                                    |                   |                | 2036               | * *            | 5           |                |          |
| Interior                |                                                                         |                   |                |                    |                |             |                |          |
| Floors                  |                                                                         |                   |                |                    |                |             |                |          |
| Carpet                  | 25%                                                                     | 0-2               | \$84,900       | 2030               | \$212,400      | 3           | \$18,400       |          |
|                         | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
|                         | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>    |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%                                                                      |                   |                | LIFE               | * *            | 5           | \$5,400        |          |
| Ceramic Tile            | 5%                                                                      | 0-2               | \$6,800        | 2034               | * *            | 5           | \$1,200        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk    | 15%                                                                     |                   |                | 2039               | * *            | 5           | \$16,600       |          |
| Vinyl Tile              | 50%                                                                     | 0-2               | \$13,300       | 2031               | \$663,400      | 3           | \$9,200        |          |
|                         | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                         | <i>Location : Throughout</i>                                            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Ceramic Tile                                                      | 5%                |                          |                       | 2034                      | **                    | 5                  | \$2,400               |                 |
| Concrete Masonry Unit                                             | 20%               | 0-2                      | \$17,300              | LIFE                      | **                    | 5                  | \$3,800               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                      | 20%               | Now                      | \$6,400               | LIFE                      | **                    | 5                  | \$5,700               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Below Skylight At Corner Of Main Lounge</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Below Skylight At Corner Of Main Lounge</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                      | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$11,300              |                 |
| Masonry: Brick                                                    | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                              | 45%               | 0-2                      | \$18,000              | 2036                      | **                    | 5                  | \$11,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                           | 30%               |                          |                       | LIFE                      | **                    | 5                  | \$2,300               |                 |
| Gypsum Board                                                      | 25%               | Now                      | \$4,200               | LIFE                      | **                    | 5                  | \$15,400              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 10%               |                          |                       | 2051                      | **                    |                    |                       |                 |
| No Component                                                      | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 60%               | 0-2                      | \$6,400               | 2034                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 40%               |                          |                       | 2036                      | **                    |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |                          |                       | 2031                      | \$59,800              | 1                  |                       |                 |
| <b>Panelboards</b>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 50%               |                          |                       | 2030                      | \$48,700              | 5                  | \$400                 |                 |
| Molded Case Bkrs             | 50%               |                          |                       | 2030                      | \$48,700              | 5                  | \$400                 |                 |
| <b>Wiring</b>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |                          |                       | 2031                      | \$75,400              | 1                  |                       |                 |

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*



**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

| <b>Electrical</b>                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                                                 | 95%               |                          |                       | 2031                      | \$454,400             | 10                 | \$28,600              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                                                              | 5%                |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LEDs Observed</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                                               | 50%               |                          |                       | 2031                      | \$9,900               | 1                  |                       |                 |
| Exit, Service                                                                                    | 50%               |                          |                       | 2031                      | \$6,900               | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                              | 10%               |                          |                       | 2026                      | \$15,000              | 10                 |                       |                 |
| LED                                                                                              | 10%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : On Roof</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Operate Via Timer</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                          | 10%               |                          |                       | 2031                      | \$6,000               | 1                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Camera System</i>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital                                                                                 | 30%               |                          |                       | 2031                      | \$24,800              | 1-3                | \$6,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Mechanical Room</i>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                                  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Mechanical Room</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Provided From Building P. Building D And E Share The Same Mechanical Room.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

| <b>Mechanical</b>                                             |                        | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------------------------------------------|------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                 | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Heating</b>                                                |                        |                       |                          |                           |                |                       |                    |                       |
| Terminal Devices                                              |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Convactor/Radiator     | 10%                   |                          |                           | 2029           | \$26,200              | 1                  | \$1,100               |
|                                                               | Fan Coil Unit/Heat     | 40%                   | 0-2                      | \$191,000                 | 2041           | **                    | 1                  | \$3,800               |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>       |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Various</i>                                     |                        |                       |                          |                           |                |                       |                    |                       |
| <i>On Extended Life, Extent : Severe, Area Affected : 40%</i> |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Various Locations</i>                           |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | No Component           | 50%                   |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>    |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Penthouse Mechanical Room</i>                   |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : See Wing D Air Handlers</i>                  |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Air Conditioning</b>                                       |                        |                       |                          |                           |                |                       |                    |                       |
| Energy Source                                                 |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | District Chilled Water | 100%                  |                          |                           | 2041           | **                    | 1                  |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Penthouse Mechanical Room</i>                   |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Chilled Water Provided From Building P</i>   |                        |                       |                          |                           |                |                       |                    |                       |
| Terminal Devices                                              |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Fan Coil - 2 Pipe      | 30%                   |                          |                           | 2026           | \$293,700             | 1                  | \$3,200               |
|                                                               | No Component           | 70%                   |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>    |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Penthouse Mechanical Room</i>                   |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : See Wing D</i>                               |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>                                            |                        |                       |                          |                           |                |                       |                    |                       |
| Distribution                                                  |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Ductwork/Diffusers     | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$18,300              |
| <b>Plumbing</b>                                               |                        |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping                                              |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Brass/Copper           | 100%                  |                          |                           | 2031           | \$412,100             | 1                  |                       |
| Sanitary Piping                                               |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Cast Iron              | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping                                            |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Cast Iron              | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Fixtures                                                      |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Generic                | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>                                     |                        |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                     |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Hydraulic              | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st To 3rd Floor, Penthouse</i>                 |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                   |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>                                       |                        |                       |                          |                           |                |                       |                    |                       |
| Standpipe                                                     |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | Generic                | 100%                  |                          |                           | 2031           | \$147,800             | 1-5                | \$16,600              |
| Sprinkler                                                     |                        |                       |                          |                           |                |                       |                    |                       |
|                                                               | No Component           | 80%                   |                          |                           |                |                       |                    |                       |
|                                                               | Generic                | 20%                   |                          |                           | 2031           | \$88,800              | 1-2                | \$1,800               |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING E**  
**Asset # : 2124**

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

Asset Name : KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F  
Address : 1950 ORIENTAL BLVD.  
Borough : BROOKLYN Agency's Number : 230F  
Program / Asset # : CUN0003.0F0 / 2125 Yr Built/Renovated : 1977 / 2000  
Area Sq Ft : 33,130 Project Type : CITY UNIVERSITY OF NEW YORK  
Date of Survey : 13-Jan-2020 Landmark Status : NONE  
Areas Surveyed : Roof, Floors 1,3  
Block : 8760 Lot : 60 BIN : 3347724

| CAPITAL               | FY 2024 - 2027     | FY 2028 - 2033     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$804,100          | \$658,600          |
| Interior Architecture |                    | \$779,400          |
| Electrical            |                    | \$593,400          |
| Mechanical            | \$892,200          | \$654,000          |
| <b>Total</b>          | <b>\$1,696,300</b> | <b>\$2,685,400</b> |
| Importance Code A     | \$804,100          | \$658,600          |
| Importance Code B     | \$892,200          | \$2,026,800        |
| <b>Total</b>          | <b>\$1,696,300</b> | <b>\$2,685,400</b> |

| EXPENSE               | FY 2024          | FY 2025        | FY 2026         | FY 2027          |
|-----------------------|------------------|----------------|-----------------|------------------|
| Exterior Architecture | \$37,000         |                | \$9,400         |                  |
| Interior Architecture | \$180,000        |                |                 | \$221,600        |
| Electrical            | \$900            | \$1,500        | \$1,000         | \$900            |
| Mechanical            | \$2,700          | \$3,900        | \$10,000        | \$3,300          |
| Elevators/Escalators  | \$3,900          | \$3,900        | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$224,700</b> | <b>\$9,300</b> | <b>\$24,300</b> | <b>\$229,700</b> |
| Importance Code A     | \$37,000         |                | \$9,400         |                  |
| Importance Code B     | \$149,800        | \$9,300        | \$14,900        | \$229,700        |
| Importance Code C     | \$37,800         |                |                 |                  |
| <b>Total</b>          | <b>\$224,700</b> | <b>\$9,300</b> | <b>\$24,300</b> | <b>\$229,700</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                       |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 80%            | Now               | \$317,000      | LIFE               | **             | 5           | \$39,400       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2041               | **             | 5-10        | \$16,900       |          |
| Window Wall                                                           | 15%            | Now               | \$87,700       | 2041               | **             | 5           | \$13,900       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                        |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                        |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%            | Now               | \$17,300       | 2039               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                             |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%             |                   |                | 2034               | **             | 10          | \$600          |          |
| <b>Parapets</b>                                                       |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 85%            | Now               | \$83,400       | LIFE               | **             | 5           | \$3,400        |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2041               | **             | 5           | \$800          |          |
| Metal Rail                                                            | 10%            |                   |                | 2036               | **             | 5-10        | \$7,200        |          |
| <b>Roof</b>                                                           |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane                                               | 10%            | Now               | \$19,100       | 2031               |                |             | \$95,600       |          |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 30%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Lower Deck</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>                                             |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                   | 85%            | Now               | \$225,200      | 2031               |                |             | \$563,000      |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 40%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper Roof</i>                                          |                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass                                                 | 5%             | Now               | \$90,800       | 2051               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Lobby</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Lobby</i>                                          |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                        |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                         | 100%           |                   |                | 2036               | **             | 5           |                |          |

**Interior**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

| Architecture                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior                                                                |            |                   |                |                    |                |             |                |          |
| Floors                                                                  |            |                   |                |                    |                |             |                |          |
| Carpet                                                                  | 25%        | 0-2               | \$84,900       | 2027               | \$212,400      | 3           | \$18,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 5%         |                   |                | LIFE               | **             | 5           | \$5,400        |          |
| Ceramic Tile                                                            | 5%         | 2-4               | \$6,800        | 2034               | **             | 5           | \$1,200        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk                                                    | 15%        |                   |                | 2039               | **             | 5           | \$16,600       |          |
| Vinyl Tile                                                              | 50%        | 0-2               | \$13,300       | 2031               | \$663,400      | 3           | \$9,200        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                          |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile                                                            | 5%         |                   |                | 2034               | **             | 5           | \$2,400        |          |
| Concrete Masonry Unit                                                   | 20%        | 2-4               | \$17,300       | LIFE               | **             | 5           | \$3,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Gypsum Board                                                            | 60%        | Now               | \$19,300       | LIFE               | **             | 5           | \$17,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                          | 10%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                                |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                    | 15%        | Now               | \$11,600       | 2029               | \$115,900      | 5           | \$4,600        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                    | 35%        | Now               | \$14,000       | 2036               | **             | 5           | \$8,600        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                 | 30%        |                   |                | LIFE               | **             | 5           | \$2,300        |          |
| Gypsum Board                                                            | 20%        | Now               | \$3,400        | LIFE               | **             | 5           | \$12,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Lobby</i>                                                 |            |                   |                |                    |                |             |                |          |
| Site Enclosure                                                          |            |                   |                |                    |                |             |                |          |
| Retaining Walls                                                         |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                  | 10%        |                   |                | 2051               | **             |             |                |          |
| No Component                                                            | 90%        |                   |                |                    |                |             |                |          |
| Site Pavements                                                          |            |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

| <b>Architecture</b>          | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

## Site Pavements

## On-Site Walkways

|                        |     |  |  |      |  |    |  |  |
|------------------------|-----|--|--|------|--|----|--|--|
| Asphalt                | 60% |  |  | 2034 |  | ** |  |  |
| Cast in Place Concrete | 40% |  |  | 2036 |  | ** |  |  |

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

## Under 600 Volts

## 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, Area Affected : 100%*

*Location : Throughout The Building*

|     |    |  |  |      |  |    |  |  |
|-----|----|--|--|------|--|----|--|--|
| LED | 5% |  |  | 2036 |  | ** |  |  |
|-----|----|--|--|------|--|----|--|--|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Lobby*

*Explanation : LEDs Observed*

## Egress Lighting

|                    |     |  |  |      |          |  |   |  |
|--------------------|-----|--|--|------|----------|--|---|--|
| Emergency, Service | 50% |  |  | 2031 | \$10,000 |  | 1 |  |
| Exit, Service      | 50% |  |  | 2031 | \$7,000  |  | 1 |  |

## Exterior Lighting

|     |     |  |  |      |  |    |  |  |
|-----|-----|--|--|------|--|----|--|--|
| LED | 20% |  |  | 2036 |  | ** |  |  |
|-----|-----|--|--|------|--|----|--|--|

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : Operated Via Timer*

|              |     |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|
| No Component | 80% |  |  |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|--|--|

## Alarm

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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\$18,200

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways And Outside**Explanation : Surveillance Camera System*

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$25,000

1-3

\$6,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells, Smoke**Detectors*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

HTHW/HW

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Hot Water Provided From Building P. Building C And F Share The Same Mechanical Room.*

## Terminal Devices

Convactor/Radiator

10%

2029

\$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 Locations**Explanation : Rusted And Leaking*

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Penthouse Mechanical Room**Explanation : See Wing C Air Handlers***Air Conditioning**

## Energy Source

District Chilled Water

100%

2041

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Room**Explanation : Chilled Water Provided From Building P*

## Terminal Devices

Air Handler/Cool/Ht

80%

2026

\$502,300

1

\$16,400

Fan Coil - 2 Pipe

20%

2026

\$197,400

1

\$2,100

**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.*

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE WEST ACADEMIC CENTER - WING F**  
**Asset # : 2125**

| <b>Mechanical</b>            | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|------------------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| 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           | **                    |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Location : 1st To 3rd Floor</i>                             |                           |                |                       |                    |                       |                 |
|                              |                       | <i>Explanation : 1 Unit</i>                                    |                           |                |                       |                    |                       |                 |
| Fire Suppression             |                       |                                                                |                           |                |                       |                    |                       |                 |
| Standpipe                    |                       |                                                                |                           |                |                       |                    |                       |                 |
| Generic                      | 100%                  |                                                                |                           | 2031           | \$149,000             | 1-5                | \$16,700              |                 |
| Sprinkler                    |                       |                                                                |                           |                |                       |                    |                       |                 |
| No Component                 | 80%                   |                                                                |                           |                |                       |                    |                       |                 |
| Generic                      | 20%                   |                                                                |                           | 2031           | \$89,500              | 1-2                | \$1,900               |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING  
**Address** : 29-10 THOMSON AVENUE @SKILLMAN AVE.  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : CUN0004.030 / 4434 **Yr Built/Renovated** : 1913 / 2008  
**Area Sq Ft** : 892,106 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,8,9  
**Block** : 273 **Lot** : 1 **BIN** : 4003516

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$231,100             | \$1,735,900           |
| Interior Architecture | \$2,444,500           | \$1,723,100           |
| Electrical            | \$1,912,500           | \$1,592,000           |
| Mechanical            | \$19,622,400          | \$21,087,400          |
| <b>Total</b>          | <b>\$24,210,400</b>   | <b>\$26,138,400</b>   |
| Importance Code A     | \$231,100             | \$1,735,900           |
| Importance Code B     | \$23,537,000          | \$23,821,000          |
| Importance Code C     | \$442,200             | \$581,500             |
| <b>Total</b>          | <b>\$24,210,400</b>   | <b>\$26,138,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$29,900         | \$22,900         |                  | \$87,900         |
| Interior Architecture |                  | \$53,400         | \$35,500         | \$105,200        |
| Electrical            | \$87,000         | \$117,800        | \$92,000         | \$92,000         |
| Mechanical            | \$286,100        | \$295,700        | \$285,300        | \$306,000        |
| Elevators/Escalators  | \$124,300        | \$124,300        | \$124,300        | \$124,300        |
| <b>Total</b>          | <b>\$527,300</b> | <b>\$614,200</b> | <b>\$537,100</b> | <b>\$715,400</b> |
| Importance Code A     | \$118,200        | \$111,200        | \$88,300         | \$178,100        |
| Importance Code B     | \$409,100        | \$502,900        | \$413,300        | \$537,200        |
| Importance Code C     |                  |                  | \$35,500         |                  |
| <b>Total</b>          | <b>\$527,300</b> | <b>\$614,200</b> | <b>\$537,100</b> | <b>\$715,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 3%         |                   |                | LIFE               | **             | 5           | \$9,000        |          |
| Glazed Ceramic Panel                                                  | 75%        |                   |                | LIFE               | **             | 5           | \$1,680,700    |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Exterior</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Building Exterior</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Metal Sect. OHD                                                       | 2%         |                   |                | 2052               | **             | 5           | \$29,900       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Rear</i>                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Marble Panels                                                         | 10%        |                   |                | LIFE               | **             | 5           | \$35,900       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Building</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Building</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Stucco Cement                                                         | 5%         |                   |                | 2049               | **             | 5           | \$59,800       |          |
| Window Wall                                                           | 5%         |                   |                | 2062               | **             | 5           | \$89,600       |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Skillman Avenue, Thomson Avenue And 29th Street</i>     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 95%        |                   |                | 2057               | **             | 5           | \$21,500       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : All Windows</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Metal Louvers                                                         | 5%         |                   |                | 2047               | **             | 10          | \$7,100        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Metal Louvers</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| Parapets                                                              |            |                   |                |                    |                |             |                |          |
| Glazed Ceramic Panel                                                  | 40%        |                   |                | 2062               | **             | 5-10        | \$62,500       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Exterior</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |
| 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       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Parapet</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Waterproof Cement Fiber Panel</i>                    |            |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| Architecture                                                                                      | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|---------------------------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                                       | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                                                          |                |                      |                |                    |                |                |                |          |
| Roof                                                                                              |                |                      |                |                    |                |                |                |          |
| Metal Panel                                                                                       | 5%             |                      |                | 2052               | **             | 10             | \$22,100       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Awning Along Rear Loading Dock, 30th Street, Thomson Avenue And Skillman Avenue</i> |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Under Construction</i>                                                           |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                                                  | 90%            | Now                  | \$231,100      | 2037               | **             |                |                |          |
| <i>Blisters, Extent : Severe, Area Affected : 10%</i>                                             |                |                      |                |                    |                |                |                |          |
| <i>Location : Between Rear Water Tower And Penthouse</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>                            |                |                      |                |                    |                |                |                |          |
| <i>Location : Between Rear Water Tower And Penthouse</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Between Rear Water Tower And Penthouse</i>                                          |                |                      |                |                    |                |                |                |          |
| Skylight, Metal/Glass                                                                             | 5%             |                      |                | 2058               | **             | 10             | \$40,100       |          |
| Soffits                                                                                           |                |                      |                |                    |                |                |                |          |
| Exposed Struc: Steel                                                                              | 80%            |                      |                | LIFE               | **             | 5              |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Awning Along Rear Loading Dock, 30th St, Skillman Avenue And Thomson Avenue</i>     |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Under Construction</i>                                                           |                |                      |                |                    |                |                |                |          |
| Gypsum Board: Exterior Grade                                                                      | 20%            |                      |                | LIFE               | **             |                |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>                            |                |                      |                |                    |                |                |                |          |
| <i>Location : Front Entry Soffit</i>                                                              |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                      |                |                      |                |                    |                |                |                |          |
| <i>Location : Front Entry Soffit</i>                                                              |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Under Construction</i>                                                           |                |                      |                |                    |                |                |                |          |
| Interior                                                                                          |                |                      |                |                    |                |                |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                              |                |                   |                |                    |                |             |                |          |
| Floors                                                                |                |                   |                |                    |                |             |                |          |
| Carpet                                                                | 5%             |                   |                | 2031               | \$1,153,200    | 3           | \$100,100      |          |
| Cast in Place Concrete                                                | 10%            |                   |                | LIFE               | **             | 5           | \$292,100      |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                           |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 2%             |                   |                | LIFE               | **             | 5           | \$58,400       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Veterinary Labratory</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Epoxy Coated Floor</i>                               |                |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                          | 8%             |                   |                | 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      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Wood                                                                  | 2%             | Now               | \$466,700      | 2047               | **             | 5           | \$25,000       |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Moderate, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>                                           |                |                   |                |                    |                |             |                |          |
| 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           |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Rear Stairs</i>                               |                |                   |                |                    |                |             |                |          |
| Glass: Special Gauge                                                  | 1%             |                   |                | LIFE               | **             | 1           |                |          |
| Gypsum Board                                                          | 55%            |                   |                | LIFE               | **             | 5           | \$468,000      |          |
| Masonry: Brick                                                        | 5%             | Now               | \$263,800      | LIFE               | **             |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Service Area</i>                                        |                |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                   | 73%               | Now                      | \$316,600             | 2045                      | * *                   | 5                  | \$487,400             |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                | 15%               | Now                      | \$586,200             | LIFE                      | * *                   | 5                  | \$31,300              |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 75%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 9th Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                   | 2%                | Now                      | \$125,400             | LIFE                      | * *                   |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Service Area</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Service Area</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                           | 10%               |                          |                       | LIFE                      | * *                   | 5                  | \$166,900             |                 |
| <b>Site Enclosure</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket                                                        | 100%              |                          |                       | 2062                      | * *                   |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Building Around Garden</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 100%              |                          |                       | 2082                      | * *                   |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Loading Dock And Garden</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Loading Dock</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                 | 60%               |                          |                       | 2052                      | * *                   |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along 29th St</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sidewalk</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                                     | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along 29th And 30th St</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Base Gravel Installed</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Architecture</b>                                          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                      | 70%               |                          |                       | 2047                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Garden</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                       | 10%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 33%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                 | 20%               |                          |                       | 2047                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 66%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction                                           | 100%              |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                                        |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                             | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                            | 40%               |                          |                       | 2032                      |                       | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 1</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 4000 Ampere Main Service Disconnect Switches</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                            | 60%               |                          |                       | 2032                      |                       | 5                  | \$2,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 2</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 3000 Ampere Main Service Disconnect Switches</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                 | 70%               |                          |                       | 2030                      | \$18,300              | 5                  | \$2,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 1</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 600 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                 | 30%               |                          |                       | 2045                      | **                    | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 1</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 500 Kilovolt Amperes, 480 Volts Primary 277/208 Volts Secondary</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                            | 85%               |                          |                       | 2032                      |                       | 5                  | \$3,300               |                 |
| Fused Disc Sw                                                                            | 10%               |                          |                       | 2052                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs                                                                         | 5%                |                          |                       | 2032                      |                       | 5                  | \$1,200               |                 |
| Raceway                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                  | 90%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conduit                                                                                  | 10%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Electrical</b>                                               | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|-----------------------------------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>                                          |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Panelboards</b>                                              |                       |                          |                           |                |                       |                    |                       |                 |
| Fused Disc Sw                                                   | 15%                   |                          |                           | 2040           | **                    | 5                  | \$3,100               |                 |
| Molded Case Bkrs                                                | 45%                   |                          |                           | 2040           | **                    | 5                  | \$10,600              |                 |
| Molded Case Bkrs                                                | 40%                   |                          |                           | 2048           | **                    | 5                  | \$9,400               |                 |
| <b>Wiring</b>                                                   |                       |                          |                           |                |                       |                    |                       |                 |
| Thermoplastic                                                   | 90%                   |                          |                           | 2042           | **                    | 1                  |                       |                 |
| Thermoplastic                                                   | 10%                   |                          |                           | 2052           | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                        |                       |                          |                           |                |                       |                    |                       |                 |
| Locally Mounted                                                 | 35%                   |                          |                           | 2030           |                       | 5                  | \$2,100               |                 |
| Locally Mounted                                                 | 25%                   |                          |                           | 2037           | **                    | 5                  | \$1,500               |                 |
| Motor Control Center                                            | 10%                   |                          |                           | 2030           |                       | 5                  | \$2,400               |                 |
| Motor Control Center                                            | 10%                   |                          |                           | 2045           | **                    | 5                  | \$2,400               |                 |
| Variable Frequency Drive                                        | 20%                   |                          |                           | 2049           | **                    |                    |                       |                 |
| <b>Ground</b>                                                   |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                        |                       |                          |                           |                |                       |                    |                       |                 |
| Generic                                                         | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$13,100              |                 |
| <b>Stand-by Power</b>                                           |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                        |                       |                          |                           |                |                       |                    |                       |                 |
| Automatic                                                       | 100%                  |                          |                           | 2037           | **                    | 1                  | \$274,500             |                 |
| <b>Generators</b>                                               |                       |                          |                           |                |                       |                    |                       |                 |
| Diesel                                                          | 100%                  |                          |                           | 2035           | **                    | 1                  | \$345,500             |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Roof</i>                                          |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 200 Kilowatts</i> |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Batteries</b>                                                |                       |                          |                           |                |                       |                    |                       |                 |
| Lead/Acid                                                       | 100%                  |                          |                           | 2025           | \$2,400               | 5                  | \$33,000              |                 |
| <b>Fuel Storage</b>                                             |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Day Tank</b>                                                 |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                 | 10%                   |                          |                           | 2040           | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Roof</i>                                          |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : No Available Nameplate Rating Capacity</i>     |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Main Tank</b>                                                |                       |                          |                           |                |                       |                    |                       |                 |
|                                                                 | 90%                   |                          |                           | 2035           | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                       |                          |                           |                |                       |                    |                       |                 |
| <i>Explanation : 2000 Gallons Rated Capacity</i>                |                       |                          |                           |                |                       |                    |                       |                 |
| <b>Lighting</b>                                                 |                       |                          |                           |                |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Electrical</b>            |                   | <b>Current Repair</b>                                                                        |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|----------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                                                     | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 60%               |                                                                                              |                       | 2037                      | **                    | 10                 | \$490,900             |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>                                                               |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                |                                                                                              |                       | 2032                      | \$649,400             | 10                 | \$40,900              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>                                                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Compact Fluorescent Lights</i>                                              |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                |                                                                                              |                       | 2037                      | **                    | 10                 | \$40,900              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lobby</i>                                                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-5 Lamps</i>                                                               |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 10%               |                                                                                              |                       | 2027                      | \$1,298,800           | 10                 | \$81,800              |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Storage</i>                                                                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-12 Lamps</i>                                                              |                       |                           |                       |                    |                       |                 |
| LED                          | 20%               |                                                                                              |                       | 2040                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |                                                                                              |                       | 2032                      | \$268,400             | 1                  |                       |                 |
| Exit, LED                    | 50%               |                                                                                              |                       | 2060                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>     |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| LED                          | 20%               |                                                                                              |                       | 2040                      | **                    |                    |                       |                 |
| No Component                 | 80%               |                                                                                              |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                                              |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |                                                                                              |                       | 2037                      | **                    | 1                  | \$100,000             |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Outside Perimeter</i>                                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                                               |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                                                                                              |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                                                                                              |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 30%               |                                                                                              |                       | 2032                      | \$674,200             | 1-3                | \$164,900             |                 |
|                              |                   | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways, Basement, Toilets, Mechanical Spaces</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detector, Horns</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |                          |                       | 2052                      | **                    | 1                  |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Mechanical</b>                                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler                                          | 100%              |                          |                       | 2045                      | **                    | 1                  | \$883,500             |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                           | 45%               |                          |                       | 2040                      | **                    | 4                  | \$29,700              |                 |
| Hot Wtr Piping/Pump                                                           | 50%               |                          |                       | 2054                      | **                    | 4                  | \$22,000              |                 |
| Steam Piping/Pump                                                             | 5%                |                          |                       | 2058                      | **                    |                    |                       |                 |
| <b>Terminal Devices</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                                   | 65%               |                          |                       | 2027                      | \$10,657,600          | 1                  | \$358,600             |                 |
| Air Handler                                                                   | 10%               |                          |                       | 2040                      | **                    | 1                  | \$55,200              |                 |
| Convactor/Radiator                                                            | 10%               |                          |                       | 2037                      | **                    | 1                  | \$28,800              |                 |
| Convactor/Radiator                                                            | 10%               |                          |                       | 2045                      | **                    | 1                  | \$28,800              |                 |
| Fan Coil Unit/Heat                                                            | 5%                |                          |                       | 2027                      | \$1,080,100           | 1                  | \$14,400              |                 |
| <b>Air Conditioning</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Int Pkg Unit -<br>Heating/Cooling                                             | 20%               | 0-2                      | \$2,839,200           | 2037                      | **                    | 2                  | \$8,700               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : On Extended Life Time</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Int Pkg Unit -<br>Heating/Cooling                                             | 20%               |                          |                       | 2026                      | \$2,839,200           | 2                  | \$10,900              |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Equipment Rooms On 2nd, 3rd, 4th, And 7th Floors</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : On Extended Life Time</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating<br>Compr/Chiller                                                | 10%               |                          |                       | 2037                      | **                    | 1                  | \$41,400              |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit -<br>Heating/Cooling                                             | 10%               |                          |                       | 2037                      | **                    | 2                  | \$5,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units. R-410a</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                  | 40%               |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Mechanical</b>              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                                                                  | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|------------------------------------------------------------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b>                                                   | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                       |                       |                          |                           |                                                                  |                       |                    |                       |
| <b>Distribution</b>            |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | CW & CHW Wtr          | 50%                   |                          |                           | 2032                                                             | \$422,700             | 4                  | \$33,000              |
|                                | Pipe/Pump             |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | No Component          | 50%                   |                          |                           |                                                                  |                       |                    |                       |
| <b>Terminal Devices</b>        |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Air Handler/Cool/Ht   | 10%                   |                          |                           | 2040                                                             | **                    | 1                  | \$55,200              |
|                                | No Component          | 90%                   |                          |                           |                                                                  |                       |                    |                       |
| <b>Heat Rejection</b>          |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Water Cooling Tower   | 50%                   |                          |                           | 2033                                                             | \$1,320,300           | 2                  | \$448,900             |
|                                | No Component          | 50%                   |                          |                           |                                                                  |                       |                    |                       |
| <b>Ventilation</b>             |                       |                       |                          |                           |                                                                  |                       |                    |                       |
| <b>Distribution</b>            |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Ductwork/Diffusers    | 50%                   |                          |                           | LIFE                                                             | **                    | 2-5                | \$248,700             |
|                                | No Component          | 50%                   |                          |                           |                                                                  |                       |                    |                       |
| <b>Exhaust Fans</b>            |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Interior              | 40%                   |                          |                           | 2027                                                             | \$1,545,700           | 2                  | \$10,900              |
|                                | Interior              | 10%                   |                          |                           | 2037                                                             | **                    | 2                  | \$2,700               |
|                                | No Component          | 50%                   |                          |                           |                                                                  |                       |                    |                       |
| <b>Plumbing</b>                |                       |                       |                          |                           |                                                                  |                       |                    |                       |
| <b>H/C Water Piping</b>        |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Brass/Copper          | 80%                   |                          |                           | 2042                                                             | **                    | 1                  |                       |
|                                | Galvanized Steel      | 20%                   |                          |                           | 2030                                                             | \$2,224,600           | 1                  |                       |
| <b>Water Heater With Tanks</b> |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Gas Fired             | 100%                  |                          |                           | 2030                                                             | \$16,700              | 2                  |                       |
|                                |                       |                       |                          |                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                       |                    |                       |
|                                |                       |                       |                          |                           | <i>Location : Basement Boiler Room</i>                           |                       |                    |                       |
|                                |                       |                       |                          |                           | <i>Explanation : 500 Gallon Tank Used For Summer</i>             |                       |                    |                       |
| <b>HW Heat Exchanger</b>       |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Steam Fired           | 100%                  |                          |                           | 2052                                                             | **                    | 4                  | \$132,300             |
| <b>Sanitary Piping</b>         |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Cast Iron             | 100%                  |                          |                           | LIFE                                                             | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Cast Iron             | 100%                  |                          |                           | LIFE                                                             | **                    | 1                  |                       |
| <b>Sump Pump(s)</b>            |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Non-Submersible       | 100%                  |                          |                           | 2027                                                             | \$174,400             | 4                  | \$18,800              |
| <b>Backflow Preventer</b>      |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Generic               | 5%                    | 0-2                      | \$400                     | 2037                                                             | **                    | 1                  | \$2,500               |
|                                |                       |                       |                          |                           | <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> |                       |                    |                       |
|                                |                       |                       |                          |                           | <i>Location : Basement Meter Room</i>                            |                       |                    |                       |
|                                |                       |                       |                          |                           | <i>Explanation : Leaking</i>                                     |                       |                    |                       |
|                                | Generic               | 95%                   |                          |                           | 2027                                                             | \$369,700             | 1                  | \$51,900              |
| <b>Fixtures</b>                |                       |                       |                          |                           |                                                                  |                       |                    |                       |
|                                | Generic               | 100%                  |                          |                           |                                                                  |                       |                    |                       |
| <b>Vertical Transport</b>      |                       |                       |                          |                           |                                                                  |                       |                    |                       |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE C - CENTER 3 BUILDING**

**Asset # : 4434**

| <b>Mechanical</b>                                                         |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                             | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport                                                        |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                           | Geared Traction       | 90%                   |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 8 Units Basement To 9th Floor; 3 Units 1st To 9th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 11 Units</i>                                             |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                           | Hydraulic             | 10%                   |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 9th Floor To Roof</i>                                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                               |                       |                       |                          |                           |                |                       |                    |                       |
| Fire 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           | \$800                 | 1-3                | \$800                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 3rd Floor Kitchen</i>                                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : For The Stove</i>                                        |                       |                       |                          |                           |                |                       |                    |                       |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| 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             |                       |
| <b>Total</b>          | <b>\$3,127,600</b>    | <b>\$21,143,200</b>   |
| Importance Code A     | \$1,330,900           | \$132,200             |
| Importance Code B     | \$1,455,700           | \$20,697,300          |
| Importance Code C     | \$341,000             | \$313,800             |
| <b>Total</b>          | <b>\$3,127,600</b>    | <b>\$21,143,200</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$58,700         | \$25,200         |                  | \$36,100         |
| Interior Architecture | \$71,000         | \$50,200         | \$12,100         | \$40,500         |
| Electrical            | \$50,200         | \$98,200         | \$57,100         | \$53,900         |
| Mechanical            | \$214,600        | \$188,700        | \$212,200        | \$119,800        |
| Elevators/Escalators  | \$24,700         | \$24,700         | \$24,700         | \$24,700         |
| <b>Total</b>          | <b>\$419,200</b> | <b>\$386,900</b> | <b>\$306,000</b> | <b>\$274,900</b> |
| Importance Code A     | \$93,700         | \$57,900         | \$35,000         | \$69,500         |
| Importance Code B     | \$278,700        | \$329,000        | \$271,000        | \$205,300        |
| Importance Code C     | \$46,800         |                  |                  |                  |
| <b>Total</b>          | <b>\$419,200</b> | <b>\$386,900</b> | <b>\$306,000</b> | <b>\$274,900</b> |



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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| <b>Architecture</b>                                                     |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|-------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Exterior                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Walls                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Cement - Fiber Panel                                                    | 61%               | Now                      | \$297,200             | 2037                      | * *                   |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : E365, Penthouse, Throughout</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse, Stairs, E365, E507, Throughout</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass Block                                                             | 10%               | Now                      | \$54,500              | LIFE                      | * *                   | 5                  | \$17,100              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along 30th Street And Thomson Avenue</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Library And Thomson Avenue</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Library</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                          | 15%               | 0-2                      | \$66,200              | LIFE                      | * *                   | 5                  | \$41,100              |                 |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 2%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Building</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors                                                     | 3%                |                          |                       | 2045                      | * *                   | 5                  | \$25,700              |                 |
| Pre-Cast Concrete                                                       | 3%                | Now                      | \$11,700              | LIFE                      | * *                   | 5                  | \$26,700              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Expansion Joint At Rear</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Between Building E And M</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Stucco Cement                                                           | 5%                | 0-2                      | \$15,200              | 2045                      | * *                   | 5                  | \$17,100              |                 |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Window Wall                                                             | 3%                |                          |                       | 2052                      | * *                   | 5                  | \$30,900              |                 |
| Windows                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                                | 36%               | Now                      | \$349,300             | 2040                      | * *                   | 5                  | \$7,500               |                 |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum                                                                | 59%               |                          |                       | 2040                      | * *                   | 5                  | \$24,600              |                 |
| Metal Louvers                                                           | 5%                | Now                      | \$2,300               | 2041                      | * *                   |                    |                       |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Building And Penthouse</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| Architecture                                                                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                                                   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                                                                |            |                   |                |                    |                |             |                |          |
| Parapets                                                                                                                |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                                                                             | 48%        |                   |                | 2052               | **             | 5           | \$38,100       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Parapets</i>                                                                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Material Is Actually Cement Fiber Panel</i>                                                       |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                                                                             | 4%         |                   |                | 2052               | **             | 5           | \$3,200        |          |
| Stucco Cement                                                                                                           | 48%        | Now               | \$29,600       | 2049               | **             | 5           | \$12,700       |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>                                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Parapet Face</i>                                                                                 |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Parapet Face</i>                                                                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Single Ply Membrane Applied To Interior Face Of Parapet, Wrinkle Surfaces</i>                          |            |                   |                |                    |                |             |                |          |
| Roof                                                                                                                    |            |                   |                |                    |                |             |                |          |
| Fiberglass Panel                                                                                                        | 5%         |                   |                | 2041               | **             | 1           |                |          |
| IRMA/Protected Membrane                                                                                                 | 30%        | Now               | \$563,800      | 2042               | **             |             |                |          |
| <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 25%</i>                                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Cooling Tower Area</i>                                                                               |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>                                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Near Mer No. 6</i>                                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                                                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridor By E238 And E271, By 5th Floor Elevator, Links Between Building M And E, Pool And Main Stage</i> |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                                                            |            |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                                                                        | 65%        |                   |                | 2040               | **             | 10          | \$132,200      |          |
| <i>Recent Installation, Extent : N/A, Area Affected : 100%</i>                                                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                                                  |            |                   |                |                    |                |             |                |          |
| Soffits                                                                                                                 |            |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel                                                                                                    | 100%       |                   |                | 2037               | **             | 10          |                |          |
| Interior                                                                                                                |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost 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**

| Architecture                                                      |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                             | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior                                                          |            |                   |                |                    |                |             |                |          |
| Floors                                                            |            |                   |                |                    |                |             |                |          |
| Carpet                                                            | 10%        |                   |                | 2033               | \$835,400      | 3           | \$96,700       |          |
| Cast in Place Concrete                                            | 15%        | Now               | \$120,500      | LIFE               | **             | 5           | \$158,700      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Filter Room</i>                                     |            |                   |                |                    |                |             |                |          |
| 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       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                        | 33%        |                   |                | 2037               | **             | 3           | \$59,800       |          |
| Interior Walls                                                    |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                            | 5%         |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile                                                      | 5%         | Now               | \$46,800       | 2041               | **             | 5           | \$21,800       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Bathrooms</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Light, Area Affected : 1%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Bathrooms</i>                                       |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                             | 15%        |                   |                | LIFE               | **             | 5           | \$52,300       |          |
| Glass: Single Pane                                                | 3%         |                   |                | LIFE               | **             | 5           | \$19,600       |          |
| Glass: Special Gauge                                              | 2%         |                   |                | LIFE               | **             | 1           |                |          |
| Gypsum Board                                                      | 50%        | Now               | \$119,100      | LIFE               | **             | 5           | \$261,500      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Laboratory</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Laboratory</i>                                      |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                       | 5%         | Now               | \$110,100      | LIFE               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                       |            |                   |                |                    |                |             |                |          |
| Plaster                                                           | 15%        |                   |                | LIFE               | **             | 5           | \$39,200       |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                  | 70%               | 0-2                      | \$109,900             | 2037                      | **                    | 5                  | \$169,300             |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Third Floor, Laboratory</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridor By E271, E238, By 5th Floor Elevator, Pool</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                               | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$11,300              |                 |
| Exposed Struc: Steel                                                  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                          | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$60,500              |                 |
| <b>Site Pavements</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 50%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| Pavers/Stone                                                          | 50%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 100%              | Now                      | \$111,900             | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Overhead Coiling Door Apron</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                                          |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                              | 100%              |                          |                       | 2042                      | **                    | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 2500 Ampere Main Service Disconnect Switches</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                   | 100%              |                          |                       | 2037                      | **                    | 5                  | \$1,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Four 750 Kilovolt Amperes, 208 Volts Primary, 480/277 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                                              | 100%              |                          |                       | 2042                      | **                    | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Nine Vertical Sections</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                    | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| System<br>Component<br>Type                                       | Current Repair |                      | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------------------------------|----------------|----------------------|--------------------|----------------|----------------|----------------|----------|
|                                                                   | % of<br>Total  | Fail Date<br>(Years) | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Electrical</b>                                                 |                |                      |                    |                |                |                |          |
| 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          |          |
| <i>Enclosure Corroded, Extent : Moderate, Area Affected : 25%</i> |                |                      |                    |                |                |                |          |
| <i>Location : Mechanical Room Pool Area</i>                       |                |                      |                    |                |                |                |          |
| Wiring                                                            |                |                      |                    |                |                |                |          |
| Thermoplastic                                                     | 100%           |                      | 2042               | **             | 1              |                |          |
| Motor Controllers                                                 |                |                      |                    |                |                |                |          |
| Locally Mounted                                                   | 80%            |                      | 2037               | **             | 5              | \$2,000        |          |
| Motor Control Center                                              | 10%            |                      | 2037               | **             | 5              | \$1,000        |          |
| Variable Frequency<br>Drive                                       | 10%            |                      | 2049               | **             |                |                |          |
| Ground                                                            |                |                      |                    |                |                |                |          |
| Grounding Devices                                                 |                |                      |                    |                |                |                |          |
| Not Accessible                                                    | 100%           |                      |                    |                |                |                |          |
| Stand-by Power                                                    |                |                      |                    |                |                |                |          |
| Transfer Switches                                                 |                |                      |                    |                |                |                |          |
| Automatic                                                         | 100%           |                      | 2037               | **             | 1              | \$112,900      |          |
| Generators                                                        |                |                      |                    |                |                |                |          |
| Diesel                                                            | 100%           |                      | 2035               | **             | 1              | \$142,100      |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                |                      |                    |                |                |                |          |
| <i>Location : Generator Room</i>                                  |                |                      |                    |                |                |                |          |
| <i>Explanation : Emergency Generator Rated At 450 Kilowatts</i>   |                |                      |                    |                |                |                |          |
| Batteries                                                         |                |                      |                    |                |                |                |          |
| Nickel Cadmium                                                    | 100%           |                      | 2025               | \$2,400        | 5              | \$81,800       |          |
| Fuel Storage                                                      |                |                      |                    |                |                |                |          |
| Day Tank                                                          |                |                      |                    |                |                |                |          |
|                                                                   | 5%             |                      | 2040               | **             | 5              |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                |                      |                    |                |                |                |          |
| <i>Location : Generator Room</i>                                  |                |                      |                    |                |                |                |          |
| <i>Explanation : 9 Gallons Rated Capacity</i>                     |                |                      |                    |                |                |                |          |
| Main Tank                                                         |                |                      |                    |                |                |                |          |
|                                                                   | 95%            |                      | 2047               | **             | 5              |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                |                      |                    |                |                |                |          |
| <i>Location : Generator Room</i>                                  |                |                      |                    |                |                |                |          |
| <i>Explanation : 460 Gallons Rated Capacity</i>                   |                |                      |                    |                |                |                |          |
| Lighting                                                          |                |                      |                    |                |                |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| <b>Electrical</b>                |                                                                                               | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------|-----------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>     | <b>% of Total</b>                                                                             | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Lighting</b>                  |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent | 92%                                                                                           |                          |                       | 2032                      | \$4,915,700           | 10                 | \$309,700             |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                     |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : T-8 Lamps</i>                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 3%                                                                                            |                          |                       | 2032                      | \$160,300             | 10                 | \$10,100              |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Hallways</i>                                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : Compact Fluorescent Lights</i>                                               |                          |                       |                           |                       |                    |                       |                 |
| LED                              | 5%                                                                                            |                          |                       | 2040                      | * *                   |                    |                       |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Library And Hallways</i>                                                        |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : LED Lights</i>                                                               |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>           |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service               | 50%                                                                                           |                          |                       | 2032                      | \$110,400             | 1                  |                       |                 |
| Exit, LED                        | 30%                                                                                           |                          |                       | 2047                      | * *                   | 1                  |                       |                 |
| Exit, Service                    | 10%                                                                                           |                          |                       | 2032                      | \$15,500              | 1                  |                       |                 |
| Exit, Battery                    | 10%                                                                                           |                          |                       | 2032                      | \$50,800              | 10                 | \$2,500               |                 |
| <b>Exterior Lighting</b>         |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                      | 5%                                                                                            |                          |                       | 2032                      | \$71,500              | 10                 | \$1,700               |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Outside Perimeter</i>                                                           |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : Compact Fluorescent Lights</i>                                               |                          |                       |                           |                       |                    |                       |                 |
| HID                              | 5%                                                                                            |                          |                       | 2032                      | \$83,600              | 10                 | \$100                 |                 |
| LED                              | 5%                                                                                            |                          |                       | 2040                      | * *                   |                    |                       |                 |
| No Component                     | 85%                                                                                           |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                     |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>           |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| No Component                     | 70%                                                                                           |                          |                       |                           |                       |                    |                       |                 |
| Generic                          | 30%                                                                                           |                          |                       | 2032                      | \$201,900             | 1                  | \$41,100              |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Hallways And Outside Perimeter</i>                                              |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : CCTV Surveillance Cameras</i>                                                |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>      |                                                                                               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                  | 100%                                                                                          |                          |                       | 2032                      | \$924,600             | 1-3                | \$226,200             |                 |
|                                  | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Location : Throughout The Building</i>                                                     |                          |                       |                           |                       |                    |                       |                 |
|                                  | <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i> |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

Heating

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| <b>Mechanical</b>                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                   | 10%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Interruptible Gas/Dual Fuel                                   | 90%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Pump Air Sourced                                         | 10%               |                          |                       | 2036                      | **                    | 2                  | \$11,300              |                 |
| Steam Boiler                                                  | 90%               |                          |                       | 2037                      | **                    | 1                  | \$327,100             |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Boiler Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                           | 20%               |                          |                       | 2040                      | **                    | 4                  | \$5,400               |                 |
| Steam Piping/Pump                                             | 70%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| No Component                                                  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                   | 80%               |                          |                       | 2032                      | \$5,396,100           | 1                  | \$181,600             |                 |
| Convactor/Radiator                                            | 15%               |                          |                       | 2037                      | **                    | 1                  | \$17,800              |                 |
| Fan Coil Unit/Heat                                            | 5%                |                          |                       | 2027                      | \$444,300             | 1                  | \$5,900               |                 |
| <b>Air Conditioning</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                   | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller                                     | 70%               |                          |                       | 2035                      | **                    | 1                  | \$278,000             |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Air Conditioning Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units, Using Refrigerant R123</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Pump Air Sourced                                         | 10%               |                          |                       | 2036                      | **                    | 2                  | \$2,200               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5th Floor Roof</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit. R-410a</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling                                | 10%               | Now                      | \$60,200              | 2027                      | \$602,200             | 2                  | \$1,800               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Coil And Motor Compressor Sections</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit, 3rd Floor Roof</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                        | 70%               | 0-2                      | \$7,300               | 2042                      | **                    | 4                  | \$12,700              |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Condensate Water Piping.</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                           | 80%               |                          |                       | 2032                      | \$5,007,600           | 1                  | \$181,600             |                 |
| No Component                                                  | 20%               |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE E - E BUILDING**

**Asset # : 2823**

| <b>Mechanical</b>              |                       | <b>Current Repair</b> |                                                                               | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |  |
|--------------------------------|-----------------------|-----------------------|-------------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|--|
| <b>System</b>                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                      | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |  |
| <b>Air Conditioning</b>        |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Heat Rejection</b>          |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Water Cooling Tower   | 70%                   |                                                                               | 2036                      | **                    | 2                  | \$258,500             |                 |  |
|                                | No Component          | 30%                   |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Ventilation</b>             |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Distribution</b>            |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Ductwork/Diffusers    | 100%                  |                                                                               | LIFE                      | **                    | 2-5                | \$204,600             |                 |  |
| <b>Exhaust Fans</b>            |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Interior              | 80%                   |                                                                               | 2032                      | \$1,271,800           | 2                  | \$9,000               |                 |  |
|                                | Roof                  | 20%                   |                                                                               | 2032                      | \$139,100             | 2                  | \$2,200               |                 |  |
| <b>Plumbing</b>                |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
| <b>H/C Water Piping</b>        |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Brass/Copper          | 100%                  |                                                                               | 2042                      | **                    | 1                  |                       |                 |  |
| <b>Water Heater With Tanks</b> |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Gas Fired             | 100%                  |                                                                               | 2025                      | \$16,700              | 2                  |                       |                 |  |
| <b>Sanitary Piping</b>         |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Cast Iron             | 100%                  |                                                                               | LIFE                      | **                    | 1                  |                       |                 |  |
| <b>Storm Drain Piping</b>      |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Cast Iron             | 100%                  |                                                                               | LIFE                      | **                    | 1                  |                       |                 |  |
| <b>Sump Pump(s)</b>            |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Submersible           | 100%                  |                                                                               | 2024                      | \$11,000              | 4                  | \$11,600              |                 |  |
| <b>Pool Filter/Treatment</b>   |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Sand                  | 100%                  |                                                                               | 2037                      | **                    | 4                  | \$136,300             |                 |  |
|                                |                       |                       | <i>Corroded, Extent : Moderate, Area Affected : 15%</i>                       |                           |                       |                    |                       |                 |  |
|                                |                       |                       | <i>Location : 1st Floor Pump Room</i>                                         |                           |                       |                    |                       |                 |  |
| <b>Sewage Ejector(s)</b>       |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Electric              | 100%                  |                                                                               | 2032                      | \$187,700             | 4                  | \$21,900              |                 |  |
| <b>Fixtures</b>                |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Generic               | 100%                  |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Vertical Transport</b>      |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Elevators</b>               |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Geared Traction       | 50%                   |                                                                               | LIFE                      | **                    |                    |                       |                 |  |
|                                |                       |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                  |                           |                       |                    |                       |                 |  |
|                                |                       |                       | <i>Location : 1st To 5th Floor</i>                                            |                           |                       |                    |                       |                 |  |
|                                |                       |                       | <i>Explanation : 2 Units</i>                                                  |                           |                       |                    |                       |                 |  |
|                                | Hydraulic             | 50%                   |                                                                               | LIFE                      | **                    |                    |                       |                 |  |
|                                |                       |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                  |                           |                       |                    |                       |                 |  |
|                                |                       |                       | <i>Location : 2 Units From 1st To 2nd Floor; 1 Unit From 1st To 3rd Floor</i> |                           |                       |                    |                       |                 |  |
|                                |                       |                       | <i>Explanation : 3 Units</i>                                                  |                           |                       |                    |                       |                 |  |
| <b>Fire Suppression</b>        |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
| <b>Standpipe</b>               |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Generic               | 100%                  |                                                                               | 2052                      | **                    | 1-5                | \$185,000             |                 |  |
| <b>Sprinkler</b>               |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Generic               | 100%                  |                                                                               | 2042                      | **                    | 1-2                | \$102,800             |                 |  |
| <b>Fire Pump</b>               |                       |                       |                                                                               |                           |                       |                    |                       |                 |  |
|                                | Generic               | 100%                  |                                                                               | 2035                      | **                    | 1                  | \$68,500              |                 |  |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,478,500           | \$4,747,000           |
| Interior Architecture | \$298,700             | \$7,630,800           |
| Electrical            | \$197,300             | \$4,614,900           |
| Mechanical            | \$2,346,500           | \$6,289,000           |
| <b>Total</b>          | <b>\$5,321,000</b>    | <b>\$23,281,700</b>   |
| Importance Code A     | \$2,478,500           | \$4,847,400           |
| Importance Code B     | \$2,774,500           | \$18,284,700          |
| Importance Code C     | \$68,100              | \$149,500             |
| <b>Total</b>          | <b>\$5,321,000</b>    | <b>\$23,281,700</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>   | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$15,000         | \$2,500          |                  | \$36,200         |
| Interior Architecture | \$126,600        | \$15,400         | \$60,100         | \$36,600         |
| Electrical            | \$26,900         | \$35,800         | \$27,500         | \$29,300         |
| Mechanical            | \$86,700         | \$50,900         | \$116,300        | \$90,200         |
| Site Enclosure        | \$5,200          |                  |                  |                  |
| Site Pavements        | \$38,600         |                  |                  |                  |
| Elevators/Escalators  | \$15,800         | \$15,800         | \$15,800         | \$15,800         |
| <b>Total</b>          | <b>\$314,800</b> | <b>\$120,400</b> | <b>\$219,600</b> | <b>\$208,100</b> |
| Importance Code A     | \$16,600         | \$2,500          | \$1,600          | \$36,700         |
| Importance Code B     | \$200,300        | \$117,900        | \$193,100        | \$171,300        |
| Importance Code C     | \$98,000         |                  | \$24,900         |                  |
| <b>Total</b>          | <b>\$314,800</b> | <b>\$120,400</b> | <b>\$219,600</b> | <b>\$208,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| Architecture                | Current Repair                                                         |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|------------------------------------------------------------------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total                                                          | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                    |                                                                        |                      |                |                    |                |                |                |          |
| Exterior Walls              |                                                                        |                      |                |                    |                |                |                |          |
| Masonry: Brick              | 94%                                                                    | Now                  | \$604,400      | LIFE               | **             | 5              | \$150,300      |          |
|                             | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Penthouse</i>                                            |                      |                |                    |                |                |                |          |
|                             | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                      |                |                    |                |                |                |          |
|                             | <i>Location : Penthouse</i>                                            |                      |                |                    |                |                |                |          |
|                             | <i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>           |                      |                |                    |                |                |                |          |
|                             | <i>Location : Penthouse</i>                                            |                      |                |                    |                |                |                |          |
|                             | <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i> |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : Penthouse</i>                                            |                      |                |                    |                |                |                |          |
|                             | <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : North Facade</i>                                         |                      |                |                    |                |                |                |          |
| Metal Coiling Doors         | 1%                                                                     |                      |                | 2045               | **             | 5              | \$5,000        |          |
| Window Wall                 | 5%                                                                     |                      |                | 2052               | **             | 5              | \$30,000       |          |
| Windows                     |                                                                        |                      |                |                    |                |                |                |          |
| Aluminum                    | 97%                                                                    | Now                  | \$770,700      | 2057               | **             | 5              | \$8,300        | 1        |
|                             | <i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>         |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>        |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>   |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
| Metal Louvers               | 3%                                                                     | Now                  | \$2,800        | 2041               | **             |                |                |          |
|                             | <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 5%</i>     |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>     |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
| Parapets                    |                                                                        |                      |                |                    |                |                |                |          |
| Masonry: Brick              | 85%                                                                    | Now                  | \$99,000       | LIFE               | **             | 5              | \$8,000        |          |
|                             | <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
|                             | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                      |                |                    |                |                |                |          |
|                             | <i>Location : Throughout</i>                                           |                      |                |                    |                |                |                |          |
| Metal Panel                 | 5%                                                                     |                      |                | 2052               | **             | 5              | \$1,800        |          |
| Metal Rail                  | 5%                                                                     |                      |                | 2037               | **             | 5-10           | \$8,500        |          |
| Pre-Cast Concrete           | 5%                                                                     |                      |                | LIFE               | **             | 5              | \$3,000        |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| <b>Architecture</b>                      | <b>Current Repair</b>                                                  |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------|------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>             | <b>% of Total</b>                                                      | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                          |                                                                        |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>                              |                                                                        |                          |                       |                           |                       |                    |                       |                 |
| IRMA/Protected Membrane Modified Bitumen | 15%                                                                    |                          |                       | 2032                      | \$1,046,500           | 10                 | \$45,300              |                 |
|                                          | 15%                                                                    | Now                      | \$9,700               | 2040                      | **                    |                    |                       |                 |
|                                          | <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Gymnasium</i>                                            |                          |                       |                           |                       |                    |                       |                 |
| Play Surface Single Ply Membrane         | 5%                                                                     |                          |                       | 2037                      | **                    | 10                 | \$15,100              |                 |
|                                          | 50%                                                                    | Now                      | \$906,200             | 2032                      | \$3,020,700           |                    |                       |                 |
|                                          | <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Over 4th Floor</i>                                       |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Ponding, Extent : Moderate, Area Affected : 5%</i>                  |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout</i>                                           |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>        |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : 4th Floor</i>                                            |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Room M400, Classrooms Along Hall Of Flags, Theater</i>   |                          |                       |                           |                       |                    |                       |                 |
| Sloped Glazing                           | 10%                                                                    | Now                      | \$98,100              | LIFE                      | **                    | 5                  | \$402,500             |                 |
|                                          | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Over Study Lounges</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Near Little Theater, Study Lounges</i>                   |                          |                       |                           |                       |                    |                       |                 |
| Traffic Topping                          | 5%                                                                     | Now                      | \$2,500               | 2032                      | \$127,000             |                    |                       |                 |
|                                          | <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Stairs Of Roof Courtyard By Theater</i>                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>                           |                                                                        |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                   | 50%                                                                    |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
|                                          | <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>           |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout</i>                                           |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout</i>                                           |                          |                       |                           |                       |                    |                       |                 |
| Cement - Fiber Panel                     | 50%                                                                    |                          |                       | 2037                      | **                    | 10                 |                       |                 |
|                                          | <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                                          | <i>Location : Throughout</i>                                           |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>                          |                                                                        |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>                                                       |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                         |                |                   |                |                    |                |             |                |          |
| Carpet                                                                | 3%             |                   |                | 2028               | \$199,700      | 3           | \$17,300       |          |
| 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       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor</i>                                   |                |                   |                |                    |                |             |                |          |
| Wood                                                                  | 3%             | Now               | \$13,500       | 2060               | **             | 5           | \$10,800       |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Offices</i>                                    |                |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                                 |                |                   |                |                    |                |             |                |          |
| 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       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 2%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                            |                |                   |                |                    |                |             |                |          |
| Gypsum Board                                                          | 50%            | Now               | \$68,100       | LIFE               | **             | 5           | \$149,500      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Hall Of Flags And Classrooms</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Hall Of Flags And Classrooms</i>                        |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 20%            |                   |                | LIFE               | **             |             |                |          |
| Plaster                                                               | 10%            | Now               | \$23,700       | LIFE               | **             | 5           | \$15,000       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Stairwells</i>                                          |                |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| <b>Architecture</b>                                                   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                  | 11%                   |                          |                       | 2037                      | **                    | 5                  | \$53,000              |                 |
| AcousTileSusp.Lay-In                                                  | 27%                   | Now                      | \$168,900             | 2045                      | **                    | 5                  | \$52,000              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Basement Corridor</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Daycare, Mechanical Room</i>                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Basement Corridor</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                  | 32%                   |                          |                       | 2045                      | **                    | 5                  | \$123,300             |                 |
| Exposed Struc: Concrete                                               | 15%                   |                          |                       | LIFE                      | **                    | 5                  | \$9,000               |                 |
| Exposed Struc: Steel                                                  | 5%                    |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                          | 10%                   |                          |                       | LIFE                      | **                    | 5                  | \$48,200              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Study Lounges</i>                                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>                                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                        | 100%                  | Now                      | \$5,200               | 2052                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                |                       |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 85%                   | 0-2                      | \$11,300              | 2049                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                          | 15%                   |                          |                       | 2041                      | **                    |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>          |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Of Building</i>                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                               |                       |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 100%                  | Now                      | \$23,300              | 2045                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Potholes, Extent : Moderate, Area Affected : 5%</i>                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Tripping Hazard, Extent : Moderate, Area Affected : 15%</i>        |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock</i>                                        |                       |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| Architecture          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

Site Pavements

Activity Yard

|                        |     |     |         |      |    |  |  |  |
|------------------------|-----|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 25% |     |         | 2045 | ** |  |  |  |
| Pavers/Stone           | 75% | Now | \$4,000 | 2041 | ** |  |  |  |

*Sinking/Subsiding, Extent : Moderate, Area Affected : 10%*

*Location : Adjacent To Building Walls In Courtyard*

| Electrical            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

Under 600 Volts

Service Equipment

|               |      |  |  |      |           |   |         |  |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2032 | \$100,400 | 5 | \$1,100 |  |
|---------------|------|--|--|------|-----------|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Two 4000 Amperes, Main Service Disconnect Switches*

Transformers

|          |      |  |  |      |    |   |         |  |
|----------|------|--|--|------|----|---|---------|--|
| Dry Type | 100% |  |  | 2045 | ** | 5 | \$1,000 |  |
|----------|------|--|--|------|----|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Chiller Area*

*Explanation : 300 Kilovolt Amperes, 208 Volts Primary 480/277 Volts Secondary*

Switchgear / Switchboard

|               |      |  |  |      |           |   |         |  |
|---------------|------|--|--|------|-----------|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2032 | \$635,000 | 5 | \$1,100 |  |
|---------------|------|--|--|------|-----------|---|---------|--|

Raceway

|         |     |  |  |      |           |   |  |  |
|---------|-----|--|--|------|-----------|---|--|--|
| Conduit | 80% |  |  | 2032 | \$526,800 | 1 |  |  |
| Conduit | 20% |  |  | 2042 | **        | 1 |  |  |

Panelboards

|                  |     |  |  |      |           |   |         |  |
|------------------|-----|--|--|------|-----------|---|---------|--|
| Fused Disc Sw    | 10% |  |  | 2031 | \$62,400  | 5 | \$600   |  |
| Fused Disc Sw    | 5%  |  |  | 2048 | **        | 5 | \$300   |  |
| Molded Case Bkrs | 50% |  |  | 2031 | \$311,900 | 5 | \$3,400 |  |
| Molded Case Bkrs | 35% |  |  | 2040 | **        | 5 | \$2,400 |  |

Wiring

|               |     |  |  |      |           |   |  |  |
|---------------|-----|--|--|------|-----------|---|--|--|
| Thermoplastic | 80% |  |  | 2032 | \$702,000 | 1 |  |  |
| Thermoplastic | 20% |  |  | 2042 | **        | 1 |  |  |

Motor Controllers

|                          |     |  |  |      |           |   |         |  |
|--------------------------|-----|--|--|------|-----------|---|---------|--|
| Locally Mounted          | 40% |  |  | 2030 | \$141,800 | 5 | \$700   |  |
| Locally Mounted          | 10% |  |  | 2037 | **        | 5 | \$200   |  |
| Motor Control Center     | 20% |  |  | 2030 | \$284,000 | 5 | \$1,400 |  |
| Motor Control Center     | 10% |  |  | 2045 | **        | 5 | \$700   |  |
| Variable Frequency Drive | 20% |  |  | 2045 | **        |   |         |  |

Ground

Grounding Devices

|         |      |  |  |      |    |   |         |  |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$3,800 |  |
|---------|------|--|--|------|----|---|---------|--|

Stand-by Power

Transfer Switches

|           |      |  |  |      |          |   |          |  |
|-----------|------|--|--|------|----------|---|----------|--|
| Automatic | 100% |  |  | 2030 | \$26,200 | 1 | \$80,300 |  |
|-----------|------|--|--|------|----------|---|----------|--|

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| <b>Electrical</b>            | <b>Current Repair</b>                                          |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|----------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                              | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power Generators    |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                                                           |                          |                       | 2028                      | \$135,400             | 1                  | \$101,100             |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Generator Room</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Emergency Generator Rated At 75 Kilowatts</i> |                          |                       |                           |                       |                    |                       |                 |
| Batteries                    |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                    | 100%                                                           |                          |                       | 2025                      | \$2,400               | 5                  | \$9,700               |                 |
| Fuel Storage                 |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Main Tank                    | 100%                                                           |                          |                       | 2035                      | **                    | 5                  |                       |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Generator Room</i>                               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 550 Gallons Rated Capacity</i>                |                          |                       |                           |                       |                    |                       |                 |
| Lighting                     |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 40%                                                            |                          |                       | 2032                      | \$1,499,300           | 10                 | \$94,400              |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : 2nd And 3rd Floor</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : T-8 Lamps</i>                                 |                          |                       |                           |                       |                    |                       |                 |
| LED                          | 60%                                                            |                          |                       | 2040                      | **                    |                    |                       |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement, 1st Floor, 4th Floor</i>               |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : LED Light Fixtures</i>                        |                          |                       |                           |                       |                    |                       |                 |
| 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               |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outside Perimeter</i>                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Compact Fluorescent Lights</i>                |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 5%                                                             |                          |                       | 2032                      | \$59,500              | 10                 |                       |                 |
| LED                          | 10%                                                            |                          |                       | 2040                      | **                    |                    |                       |                 |
| No Component                 | 80%                                                            |                          |                       |                           |                       |                    |                       |                 |
| Lightning Protection         |                                                                |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                                                                |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 98%                                                            |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 2%                                                             |                          |                       | 2035                      | **                    | 5                  | \$100                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Stacks Only</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Lightning Rods</i>                            |                          |                       |                           |                       |                    |                       |                 |

Alarm

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**  
**Asset # : 2096**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$29,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Roof**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$197,300

1-3

\$49,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Mechanical Spaces**Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

Electricity

10%

Under Construction

90%

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

## Conversion Equipment

Heat Pump Air Sourced

10%

2026

2

\$8,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : 2nd Floor Roof**Explanation : 5 Rooftop Package Units*

Under Construction

90%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : Basement Boiler Room**Explanation : Entire Boiler Room Is Under Construction*

## Distribution

Steam Piping/Pump

90%

No Component

10%

2032

\$1,812,100

## Terminal Devices

Air Handler

30%

2-4

\$709,700

2042

\* \*

1

\$43,000

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Other Observation, Extent : Moderate, Area Affected : 100%**Location : 2nd Floor Boiler Room**Explanation : 3 Defective Old Units*

Air Handler

50%

2040

\* \*

1

\$79,600

Convactor/Radiator

20%

2037

\* \*

1

\$16,600

**Air Conditioning**

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**CITY UNIVERSITY OF NEW YORK - 042**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| Mechanical                                                                       | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|----------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                      | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                                                                 |                |                      |                |                    |                |                |                |          |
| Energy Source                                                                    |                |                      |                |                    |                |                |                |          |
| Electricity                                                                      | 100%           |                      |                | 2040               | **             | 1              |                |          |
| Conversion Equipment                                                             |                |                      |                |                    |                |                |                |          |
| Centrifugal, Elec Chiller                                                        | 35%            |                      |                | 2041               | **             | 1              | \$97,500       |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st Floor Chiller Room</i>                                         |                |                      |                |                    |                |                |                |          |
| Centrifugal, Elec Chiller                                                        | 35%            |                      |                | 2028               | \$1,794,300    | 1              | \$97,500       |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Location : 1st Floor Chiller Room</i>                                         |                |                      |                |                    |                |                |                |          |
| Heat Pump Air Sourced                                                            | 7%             | 0-2                  | \$26,300       | 2026               | \$263,500      | 2              | \$900          |          |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| Heat Pump Air Sourced                                                            | 3%             |                      |                | 2026               | \$112,900      | 2              | \$500          |          |
| Exterior Pkg Unit -<br>Cooling                                                   | 10%            | 0-2                  | \$82,700       | 2042               | **             | 2              | \$1,300        |          |
| <i>Controller Not Working, Extent : Moderate, Area Affected : 5%</i>             |                |                      |                |                    |                |                |                |          |
| <i>Location : Gymnasium Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                    |                |                      |                |                    |                |                |                |          |
| <i>Location : Gymnasium Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                 |                |                      |                |                    |                |                |                |          |
| <i>Location : Gymnasium Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Explanation : 1 Extended Life Time Unit. Defective And Leaking Compressor</i> |                |                      |                |                    |                |                |                |          |
| No Component                                                                     | 10%            |                      |                |                    |                |                |                |          |
| Distribution                                                                     |                |                      |                |                    |                |                |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                                        | 70%            |                      |                | 2042               | **             | 4              | \$8,900        |          |
| No Component                                                                     | 30%            |                      |                |                    |                |                |                |          |
| Terminal Devices                                                                 |                |                      |                |                    |                |                |                |          |
| Air Handler/Cool/Ht                                                              | 45%            |                      |                | 2040               | **             | 1              | \$71,600       |          |
| Air Handler/Cool/Ht                                                              | 25%            |                      |                | 2027               | \$1,097,700    | 1              | \$39,800       |          |
| No Component                                                                     | 30%            |                      |                |                    |                |                |                |          |
| Heat Rejection                                                                   |                |                      |                |                    |                |                |                |          |
| Water Cooling Tower                                                              | 70%            | 0-2                  | \$80,000       | 2030               | \$800,100      | 2              | \$145,100      |          |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>                          |                |                      |                |                    |                |                |                |          |
| <i>Location : Support Beams And Cooling Fins</i>                                 |                |                      |                |                    |                |                |                |          |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>                       |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Roof</i>                                                 |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Inefficient Unit</i>                                            |                |                      |                |                    |                |                |                |          |
| No Component                                                                     | 30%            |                      |                |                    |                |                |                |          |
| 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**  
**LAGUARDIA COMMUNITY COLLEGE M - JOSEPH SHENKER HALL**

**Asset # : 2096**

| <b>Mechanical</b>              |                       | <b>Current Repair</b>                                                                      |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-----------------------|--------------------------------------------------------------------------------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>                  | <b>Component Type</b> | <b>% of Total</b>                                                                          | <b>Fail Date (Years)</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>             |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
| <b>Distribution</b>            |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Ductwork/Diffusers    | 100%                                                                                       |                          | LIFE                      | **                    | 2-5                | \$143,600             |                 |
| <b>Exhaust Fans</b>            |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Interior              | 80%                                                                                        |                          | 2032                      | \$892,100             | 2                  | \$6,300               |                 |
|                                | Roof                  | 20%                                                                                        |                          | 2032                      | \$97,600              | 2                  | \$1,600               |                 |
| <b>Plumbing</b>                |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>        |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Brass/Copper          | 100%                                                                                       |                          | 2042                      | **                    | 1                  |                       |                 |
| <b>Water Heater With Tanks</b> |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Under Construction    | 100%                                                                                       |                          |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>       |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Under Construction    | 100%                                                                                       |                          |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>         |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Cast Iron             | 100%                                                                                       |                          | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>      |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Cast Iron             | 100%                                                                                       |                          | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>            |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Under Construction    | 100%                                                                                       |                          |                           |                       |                    |                       |                 |
| <b>Sewage Ejector(s)</b>       |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Electric              | 100%                                                                                       |                          | 2032                      | \$133,500             | 4                  | \$15,600              |                 |
| <b>Fixtures</b>                |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Generic               | 100%                                                                                       |                          |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>      |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
| <b>Elevators</b>               |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Geared Traction       | 50%                                                                                        |                          | LIFE                      | **                    |                    |                       |                 |
|                                |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                          |                           |                       |                    |                       |                 |
|                                |                       | <i>Location : Basement To 4th Floor</i>                                                    |                          |                           |                       |                    |                       |                 |
|                                |                       | <i>Explanation : 2 Units</i>                                                               |                          |                           |                       |                    |                       |                 |
|                                | Hydraulic             | 50%                                                                                        |                          | LIFE                      | **                    |                    |                       |                 |
|                                |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                               |                          |                           |                       |                    |                       |                 |
|                                |                       | <i>Location : One Unit From Basement To 1st Floor; One Unit From Basement To 2nd Floor</i> |                          |                           |                       |                    |                       |                 |
|                                |                       | <i>Explanation : 2 Units</i>                                                               |                          |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>        |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
| <b>Standpipe</b>               |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | Generic               | 100%                                                                                       |                          | 2042                      | **                    | 1-5                | \$134,600             |                 |
| <b>Sprinkler</b>               |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | No Component          | 80%                                                                                        |                          |                           |                       |                    |                       |                 |
|                                | Generic               | 20%                                                                                        |                          | 2032                      | \$695,400             | 1-2                | \$14,400              |                 |
| <b>Chemical System</b>         |                       |                                                                                            |                          |                           |                       |                    |                       |                 |
|                                | No Component          | 99%                                                                                        |                          |                           |                       |                    |                       |                 |
|                                | Generic               | 1%                                                                                         |                          | 2027                      | \$800                 | 1-3                | \$800                 |                 |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$214,600             | \$385,700             |
| Interior Architecture |                       | \$1,396,000           |
| Electrical            | \$185,300             | \$504,700             |
| Mechanical            | \$1,296,100           | \$542,700             |
| <b>Total</b>          | <b>\$1,696,000</b>    | <b>\$2,829,200</b>    |
| Importance Code A     | \$214,600             | \$385,700             |
| Importance Code B     | \$1,481,400           | \$2,374,000           |
| Importance Code C     |                       | \$69,400              |
| <b>Total</b>          | <b>\$1,696,000</b>    | <b>\$2,829,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$23,100         | \$18,700        | \$100           | \$17,200         |
| Interior Architecture | \$29,800         | \$23,200        | \$7,600         | \$2,500          |
| Electrical            | \$10,100         | \$10,700        | \$12,100        | \$50,300         |
| Mechanical            | \$27,100         | \$13,300        | \$21,400        | \$24,100         |
| Site Pavements        | \$6,000          |                 |                 |                  |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$105,900</b> | <b>\$75,800</b> | <b>\$51,000</b> | <b>\$103,900</b> |
| Importance Code A     | \$28,800         | \$22,300        | \$3,600         | \$20,800         |
| Importance Code B     | \$71,100         | \$53,600        | \$45,900        | \$83,100         |
| Importance Code C     | \$6,000          |                 | \$1,400         |                  |
| <b>Total</b>          | <b>\$105,900</b> | <b>\$75,800</b> | <b>\$51,000</b> | <b>\$103,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

| Architecture                                                         | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                             |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                       |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 2%             |                   |                | LIFE               | **             | 5           | \$9,200        |          |
| Masonry: Brick Cavity                                                | 70%            | 0-2               | \$109,400      | LIFE               | **             | 5           | \$64,300       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                          | 10%            |                   |                | 2052               | **             | 5-10        | \$63,100       |          |
| Metal Panel                                                          | 3%             |                   |                | 2058               | **             | 5-10        | \$18,900       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Holocaust Wing</i>                                  |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                        | 5%             |                   |                | 2045               | **             | 5           | \$11,500       |          |
| Window Wall                                                          | 5%             | Now               | \$13,600       | 2052               | **             | 5           | \$8,600        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices On 5th Floor</i>                               |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Offices On 5th Floor</i>                               |                |                   |                |                    |                |             |                |          |
| Window Wall                                                          | 5%             |                   |                | 2058               | **             | 5           | \$17,200       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Holocaust Wing</i>                                  |                |                   |                |                    |                |             |                |          |
| Windows                                                              |                |                   |                |                    |                |             |                |          |
| Aluminum                                                             | 95%            | Now               | \$105,200      | 2040               | **             | 5           | \$11,300       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                        | 5%             |                   |                | 2041               | **             | 10          | \$7,400        |          |
| Parapets                                                             |                |                   |                |                    |                |             |                |          |
| 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%            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Explanation : No Parapet</i>                                      |                |                   |                |                    |                |             |                |          |
| Roof                                                                 |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                     | 65%            |                   |                | 2032               |                | 10          | \$30,100       |          |
| Paver: Asphalt                                                       | 30%            |                   |                | 2041               | **             | 10          | \$20,800       |          |
| Single Ply Membrane                                                  | 5%             | 2-4               | \$9,300        | 2037               | **             |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 40%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing Roof</i>                                |                |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

| Architecture                                                 | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                        | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                     |                |                   |                |                    |                |             |                |          |
| Soffits                                                      |                |                   |                |                    |                |             |                |          |
| Fiberglass Panel                                             | 5%             |                   |                | 2041               | **             | 5           | \$100          |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Entry Canopy</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Lay In Fiberglass Panels</i>                |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                  | 65%            | 4+                | \$200          | 2052               | **             | 5           | \$700          |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>                                    |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                | 30%            |                   |                | 2045               | **             | 5           | \$500          |          |
| Interior                                                     |                |                   |                |                    |                |             |                |          |
| Floors                                                       |                |                   |                |                    |                |             |                |          |
| Carpet                                                       | 30%            |                   |                | 2031               | \$566,200      | 3           | \$49,200       |          |
| Cast in Place Concrete                                       | 10%            |                   |                | LIFE               | **             | 5           | \$23,900       |          |
| Cast in Place Concrete                                       | 5%             |                   |                | LIFE               | **             | 5           | \$12,000       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Polished Concrete</i>                       |                |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 5%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Holocaust Wing</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Holocaust Wing Gallery</i>                  |                |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE ADMIN. AND BUSINESS BLDG**  
**Asset # : 2085**

| <b>Architecture</b>                                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Interior</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                                  | 45%               | Now                      | \$13,900              | 2045                      | **                    | 5                  | \$27,600              |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                                  | 5%                |                          |                       | 2037                      | **                    | 5                  | \$4,900               |                 |
| AcousTileSusp.Lay-In                                                                  | 5%                |                          |                       | 2049                      | **                    | 5                  | \$4,900               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Holocaust Wing</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Lay In Panels Intentionally Missing, Only Ceiling Grid Installed</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                                               | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| Gypsum Board                                                                          | 40%               | Now                      | \$13,400              | LIFE                      | **                    | 5                  | \$49,100              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Holocaust Stairs</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Holocaust Stair</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link                                                                            | 100%              |                          |                       | 2052                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Side Of Holocaust Wing</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surround Mechanical Equipment</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                | 50%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| Masonry: Brick                                                                        | 50%               |                          |                       | 2052                      | **                    |                    |                       |                 |
| <b>Retaining Walls</b>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                | 100%              |                          |                       | 2067                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                | 40%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| Pavers/Stone                                                                          | 60%               | Now                      | \$6,000               | 2035                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Holocaust Stairs</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                               | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Activity Yard</b>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                                          | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Terrace Activity Area</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Holocaust Museum Addition</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Over 600 Volts</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**Asset # : 2085**

| <b>Electrical</b>            | <b>Current Repair</b>                                                                    |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                                                        | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>        |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Transformers                 |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                     | 100%                                                                                     |                          |                       | 2049                      | **                    | 3                  | \$400                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outside The Building</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary</i> |                          |                       |                           |                       |                    |                       |                 |
| Feeders                      |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Cable                        | 100%                                                                                     |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| Raceway                      |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%                                                                                     |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Under 600 Volts</b>       |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker          | 100%                                                                                     |                          |                       | 2058                      | **                    | 5                  | \$400                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>              |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%                                                                                     |                          |                       | 2058                      | **                    | 5                  | \$1,900               |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                                        |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Two Vertical Sections</i>                                               |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Conduit                      | 98%                                                                                      |                          |                       | 2032                      | \$128,200             | 1                  |                       |                 |
| Conduit                      | 2%                                                                                       |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Panelboards                  |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 10%                                                                                      |                          |                       | 2031                      | \$15,600              | 5                  | \$200                 |                 |
| Molded Case Bkrs             | 30%                                                                                      |                          |                       | 2040                      | **                    | 5                  | \$600                 |                 |
| Molded Case Bkrs             | 60%                                                                                      |                          |                       | 2031                      | \$93,600              | 5                  | \$1,100               |                 |
| Wiring                       |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                | 50%                                                                                      | 2-4                      | \$86,900              | 2057                      | **                    | 1                  |                       |                 |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                                |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 2%                                                                                       |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Thermoplastic                | 28%                                                                                      |                          |                       | 2032                      | \$48,600              | 1                  |                       |                 |
| Thermoplastic                | 20%                                                                                      |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 80%                                                                                      |                          |                       | 2030                      | \$36,600              | 5                  | \$400                 |                 |
| Locally Mounted              | 20%                                                                                      |                          |                       | 2037                      | **                    | 5                  | \$100                 |                 |
| <b>Ground</b>                |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%                                                                                     |                          |                       | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <b>Stand-by Power</b>        |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                                                                                          |                          |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                                                                                     |                          |                       | 2049                      | **                    | 1                  | \$22,200              |                 |

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| <b>Electrical</b>                                                                             |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel                                                                                        | 100%              |                          |                       | 2045                      | **                    | 1                  | \$27,900              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 100 Kilowatts</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                                                                                     | 100%              |                          |                       | 2027                      | \$2,400               | 5                  | \$2,700               |                 |
| <b>Fuel Storage</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 45%               |                          |                       | 2054                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallons Rated Capacity</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Underground Storage</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 55%               |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 330 Gallons Rated Capacity</i>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 55%               |                          |                       | 2037                      | **                    | 10                 | \$36,300              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices, Classrooms</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Incandescent</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 5%                |                          |                       | 2037                      | **                    | 2                  | \$100                 |                 |
| <b>LED</b>                                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
|                                                                                               | 40%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Basement, Offices</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lights</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                                            | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exit, LED                                                                                     | 10%               |                          |                       | 2060                      | **                    | 1                  |                       |                 |
| Exit, Service                                                                                 | 40%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                           | 30%               |                          |                       | 2027                      | \$98,500              | 10                 | \$100                 |                 |
| No Component                                                                                  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                       | 40%               |                          |                       | 2032                      | \$52,800              | 1                  | \$10,800              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Some Classrooms, Outside Perimeter</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                                               | 100%              |                          |                       | 2032                      | \$181,500             | 1-3                | \$44,400              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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**Asset # : 2085**

| <b>Mechanical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                                   | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Plate & Frame                                                             | 15%               | Now                      | \$2,700               | 2035                      | **                    | 1                  | \$4,800               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 20%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Plate & Frame                                                             | 85%               |                          |                       | 2035                      | **                    | 1                  | \$30,300              |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                         | 30%               | 0-2                      | \$3,400               | 2042                      | **                    |                    |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Equipment Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                                         | 70%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                                               | 50%               |                          |                       | 2027                      | \$661,900             | 1                  | \$22,300              |                 |
| Air Handler                                                                               | 10%               |                          |                       | 2037                      | **                    | 1                  | \$4,500               |                 |
| Convactor/Radiator                                                                        | 40%               |                          |                       | 2030                      | \$230,100             | 1                  | \$9,300               |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| District Chilled Water                                                                    | 55%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Areas</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chilled Water From Medical Arts Building</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                                               | 45%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller                                                               | 20%               |                          |                       | 2040                      | **                    | 1                  | \$6,700               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : On Side Of The Building</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units. R-410a</i>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling                                                               | 25%               |                          |                       | 2037                      | **                    | 2                  | \$1,100               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3 Units. Lower Roof</i>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                              | 55%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                                                    | 55%               |                          |                       | 2042                      | **                    | 4                  | \$2,000               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance Through First Floor</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied Form Medical Arts Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                              | 45%               |                          |                       |                           |                       |                    |                       |                 |

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| Mechanical<br>System<br>Component<br>Type                    | Current Repair |                      | Future Replacement |            | Maintenance    |                | Priority |
|--------------------------------------------------------------|----------------|----------------------|--------------------|------------|----------------|----------------|----------|
|                                                              | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| Air Conditioning                                             |                |                      |                    |            |                |                |          |
| Terminal Devices                                             |                |                      |                    |            |                |                |          |
| 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<br>Unit                                 | 20%            |                      |                    | 2040       | **             | 2              | \$10,000 |
| No Component                                                 | 80%            |                      |                    |            |                |                |          |
| Ventilation                                                  |                |                      |                    |            |                |                |          |
| 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                                             |                |                      |                    |            |                |                |          |
| Brass/Copper                                                 | 30%            | 0-2                  | \$5,400            | 2042       | **             | 1              |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>      |                |                      |                    |            |                |                |          |
| <i>Location : Various Areas</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                                                     |                |                      |                    |            |                |                |          |
| Generic                                                      | 100%           |                      |                    |            |                |                |          |
| Vertical Transport                                           |                |                      |                    |            |                |                |          |
| Elevators                                                    |                |                      |                    |            |                |                |          |
| Hydraulic                                                    | 100%           |                      |                    | LIFE       | **             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                |                      |                    |            |                |                |          |
| <i>Location : 1st To 5th Floor</i>                           |                |                      |                    |            |                |                |          |
| <i>Explanation : Two Units.</i>                              |                |                      |                    |            |                |                |          |
| Fire Suppression                                             |                |                      |                    |            |                |                |          |
| Standpipe                                                    |                |                      |                    |            |                |                |          |
| Generic                                                      | 100%           |                      |                    | 2042       | **             | 1-5            | \$37,700 |
| Sprinkler                                                    |                |                      |                    |            |                |                |          |
| No Component                                                 | 90%            |                      |                    |            |                |                |          |
| Generic                                                      | 10%            |                      |                    | 2042       | **             | 1-2            | \$2,000  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$79,400              |
| Interior Architecture |                       | \$784,700             |
| Electrical            |                       | \$504,500             |
| Mechanical            | \$37,900              | \$198,600             |
| <b>Total</b>          | <b>\$37,900</b>       | <b>\$1,567,100</b>    |
| Importance Code A     | \$37,900              | \$79,400              |
| Importance Code B     |                       | \$1,487,800           |
| <b>Total</b>          | <b>\$37,900</b>       | <b>\$1,567,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$53,700         | \$44,600        |                | \$2,500         |
| Interior Architecture | \$25,100         |                 |                | \$3,600         |
| Electrical            | \$500            | \$600           | \$800          | \$19,500        |
| Mechanical            | \$44,100         | \$1,300         | \$4,800        | \$13,100        |
| Site Pavements        | \$1,500          |                 |                |                 |
| <b>Total</b>          | <b>\$124,900</b> | <b>\$46,500</b> | <b>\$5,600</b> | <b>\$38,800</b> |
| Importance Code A     | \$54,800         | \$45,600        | \$1,000        | \$3,500         |
| Importance Code B     | \$68,700         | \$900           | \$4,600        | \$35,300        |
| Importance Code C     | \$1,500          |                 |                |                 |
| <b>Total</b>          | <b>\$124,900</b> | <b>\$46,500</b> | <b>\$5,600</b> | <b>\$38,800</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

| Architecture                                                        |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>                                                     |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                               |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 5%         |                   |                | 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        |          |
| <b>Windows</b>                                                      |            |                   |                |                    |                |             |                |          |
| Aluminum                                                            | 90%        | 4+                | \$6,100        | 2048               | **             | 5           | \$3,300        |          |
| <i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills</i>                                      |            |                   |                |                    |                |             |                |          |
| Metal Louvers                                                       | 10%        |                   |                | 2041               | **             | 10          | \$4,600        |          |
| <b>Parapets</b>                                                     |            |                   |                |                    |                |             |                |          |
| 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%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Sloped Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sloped Roof, No Parapet</i>                        |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>                                                         |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle                                                     | 65%        |                   |                | 2041               | **             | 10          | \$2,300        |          |
| Modified Bitumen                                                    | 35%        | 2-4               | \$47,600       | 2032               | \$79,400       |             |                |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Intersection Of Sloped And Flat Roof</i>              |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Flat Roof</i>                                         |            |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                      |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                         | 5%         |                   |                | 2052               | **             | 5-10        |                |          |
| Stucco Cement                                                       | 95%        |                   |                | 2045               | **             | 5           |                |          |
| <b>Interior</b>                                                     |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 10%        |                   |                | LIFE               | **             | 5           | \$7,100        |          |
| Vinyl Tile                                                          | 90%        | Now               | \$15,700       | 2032               | \$784,700      | 3           | \$10,900       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Lobby, Corridors And Stairs</i>                       |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>                                               |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                              | 5%         |                   |                | LIFE               | **             |             |                |          |
| Concrete Masonry Unit                                               | 95%        |                   |                | LIFE               | **             | 5           | \$22,200       |          |
| <b>Ceilings</b>                                                     |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                | 90%        | 4+                | \$9,400        | 2037               | **             | 5           | \$14,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 29%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>                                       |            |                   |                |                    |                |             |                |          |
| Embossed Metal                                                      | 5%         |                   |                | LIFE               | **             | 5           | \$700          |          |
| Exposed Struc: Wood                                                 | 5%         |                   |                | LIFE               | **             |             |                |          |
| <b>Site Pavements</b>                                               |            |                   |                |                    |                |             |                |          |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**  
**Asset # : 2087**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |

## Site Pavements

## On-Site Walkways

|                        |     |  |  |      |    |  |  |
|------------------------|-----|--|--|------|----|--|--|
| Asphalt                | 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 : Throughout*

| Electrical            | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |

## Under 600 Volts

## Service Equipment

|                  |      |  |  |      |    |   |       |
|------------------|------|--|--|------|----|---|-------|
| Molded Case Bkrs | 100% |  |  | 2058 | ** | 5 | \$500 |
|------------------|------|--|--|------|----|---|-------|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |       |
|------------------|------|--|--|------|----|---|-------|
| Molded Case Bkrs | 100% |  |  | 2058 | ** | 5 | \$500 |
|------------------|------|--|--|------|----|---|-------|

## Raceway

|         |     |  |  |      |          |   |  |
|---------|-----|--|--|------|----------|---|--|
| Conduit | 80% |  |  | 2032 | \$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  |         |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

## Lighting

## Exterior Lighting

|              |     |  |  |      |          |    |  |  |
|--------------|-----|--|--|------|----------|----|--|--|
| HID          | 20% |  |  | 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 Entrance Doors*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

|                 |     |  |  |      |          |     |         |  |
|-----------------|-----|--|--|------|----------|-----|---------|--|
| No Component    | 70% |  |  |      |          |     |         |  |
| Generic, Analog | 30% |  |  | 2032 | \$15,700 | 1-3 | \$3,900 |  |

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Hallways And Toilets*

*Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, And Strobe Lights*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

## Heating

## Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Natural Gas | 100% |  |  | 2042 | ** | 1 |  |  |
|-------------|------|--|--|------|----|---|--|--|

## Conversion Equipment

|         |     |  |  |      |          |   |         |  |
|---------|-----|--|--|------|----------|---|---------|--|
| Furnace | 60% |  |  | 2027 | \$37,900 | 1 | \$6,200 |  |
|---------|-----|--|--|------|----------|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : 2 Units On Side Of The Building, 2 Units On The Roof*

*Explanation : 4 Gas Fired Package Units*

|         |     |  |  |      |    |   |         |  |
|---------|-----|--|--|------|----|---|---------|--|
| Furnace | 40% |  |  | 2037 | ** | 1 | \$4,100 |  |
|---------|-----|--|--|------|----|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Room 109, Room 209*

*Explanation : 2 Units*

## Air Conditioning

## Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Electricity | 100% |  |  | 2040 | ** | 1 |  |  |
|-------------|------|--|--|------|----|---|--|--|

## Conversion Equipment

|                                |     |  |  |      |           |   |       |  |
|--------------------------------|-----|--|--|------|-----------|---|-------|--|
| Int Pkg Unit - Heating/Cooling | 60% |  |  | 2030 | \$198,600 | 2 | \$800 |  |
|--------------------------------|-----|--|--|------|-----------|---|-------|--|

*R-134a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Room 109, Room 209*

|                                |     |     |          |      |    |   |       |  |
|--------------------------------|-----|-----|----------|------|----|---|-------|--|
| Ext Pkg Unit - Heating/Cooling | 40% | 0-2 | \$41,000 | 2042 | ** | 2 | \$400 |  |
|--------------------------------|-----|-----|----------|------|----|---|-------|--|

*Malfunctioning, Extent : Severe, Area Affected : 100%*

*Location : 2 Units On Side Of The Building*

*R-134a Refrigerant, Extent : Light, Area Affected : 100%*

*Location : 2 Units On Side Of The Building*

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE C BUILDING**

**Asset # : 2087**

| <b>Mechanical</b>              |                           | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|---------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>     | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                           |                       |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit | 60%                   |                          |                           | 2032           | \$35,300              | 2                  | \$8,700               |
|                                | No Component              | 40%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>             |                           |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>            |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Ductwork/Diffusers        | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$11,600              |
| <b>Exhaust Fans</b>            |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Interior                  | 70%                   |                          |                           | 2037           | **                    | 2                  | \$400                 |
|                                | Roof                      | 30%                   |                          |                           | 2027           | \$11,800              | 2                  | \$200                 |
| <b>Plumbing</b>                |                           |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Brass/Copper              | 100%                  |                          |                           | 2042           | **                    | 1                  |                       |
| <b>Water Heater With Tanks</b> |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Gas Fired                 | 100%                  |                          |                           | 2030           | \$16,700              | 2                  |                       |
| <b>Sanitary Piping</b>         |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                 | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                 | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Backflow Preventer</b>      |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                   | 100%                  |                          |                           | 2037           | **                    | 1                  | \$1,300               |
| <b>Fixtures</b>                |                           |                       |                          |                           |                |                       |                    |                       |
|                                | Generic                   | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>        |                           |                       |                          |                           |                |                       |                    |                       |
| <b>Sprinkler</b>               |                           |                       |                          |                           |                |                       |                    |                       |
|                                | No Component              | 90%                   |                          |                           |                |                       |                    |                       |
|                                | Generic                   | 10%                   |                          |                           | 2042           | **                    | 1-2                | \$600                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Interior Architecture | \$389,700             | \$549,000             |
| Electrical            |                       | \$331,200             |
| Mechanical            | \$1,448,300           | \$1,069,400           |
| <b>Total</b>          | <b>\$1,838,000</b>    | <b>\$1,949,500</b>    |
| Importance Code B     | \$1,838,000           | \$1,949,500           |
| <b>Total</b>          | <b>\$1,838,000</b>    | <b>\$1,949,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$30,500         | \$32,800        |                 | \$11,100        |
| Interior Architecture | \$118,700        | \$8,500         | \$4,800         | \$16,100        |
| Electrical            | \$9,800          | \$3,600         | \$3,900         | \$9,400         |
| Mechanical            | \$38,400         | \$9,600         | \$18,600        | \$13,800        |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$201,400</b> | <b>\$58,500</b> | <b>\$31,300</b> | <b>\$54,400</b> |
| Importance Code A     | \$39,200         | \$32,800        | \$400           | \$11,100        |
| Importance Code B     | \$153,000        | \$25,700        | \$30,800        | \$43,300        |
| Importance Code C     | \$9,200          |                 |                 |                 |
| <b>Total</b>          | <b>\$201,400</b> | <b>\$58,500</b> | <b>\$31,300</b> | <b>\$54,400</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| Architecture                                                         |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                             |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 10%        |                   |                | LIFE               | **             | 5           | \$17,800       |          |
| Masonry: Brick                                                       | 75%        |                   |                | LIFE               | **             | 5           | \$26,700       |          |
| Metal Panel                                                          | 10%        | Now               | \$11,500       | 2052               | **             | 5           | \$6,700        |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Underside Of Connecting Bridge To Oakland Building</i> |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, West Facade</i>                          |            |                   |                |                    |                |             |                |          |
| 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%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Sloped Roof</i>                                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sloped Roof, No Parapet</i>                         |            |                   |                |                    |                |             |                |          |
| Roof                                                                 |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)                                                       | 5%         | Now               | \$15,300       | 2042               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Connecting Bridge</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Connecting Bridge</i>                             |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                          | 55%        |                   |                | 2045               | **             | 10          | \$27,100       |          |
| Modified Bitumen                                                     | 20%        |                   |                | 2037               | **             | 10          | \$5,400        |          |
| Paver: Asphalt                                                       | 20%        |                   |                | 2041               | **             | 10          | \$8,100        |          |
| Soffits                                                              |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 20%        | Now               | \$3,700        | LIFE               | **             | 5           | \$1,600        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Underside Northeast Stair</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Stairs</i>                                   |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                          | 80%        |                   |                | 2052               | **             | 5-10        | \$8,700        |          |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| Architecture           | Current Repair                                                      |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|---------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                          | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior               |                                                                     |                   |                |                    |                |             |                |          |
| Floors                 |                                                                     |                   |                |                    |                |             |                |          |
| Carpet                 | 10%                                                                 | Now               | \$78,100       | 2034               | **             | 3           | \$6,800        |          |
|                        | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Mezzanine</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Mezzanine</i>                                         |                   |                |                    |                |             |                |          |
|                        | <i>Wrinkling, Extent : Moderate, Area Affected : 50%</i>            |                   |                |                    |                |             |                |          |
|                        | <i>Location : Mezzanine</i>                                         |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 5%                                                                  | Now               | \$3,800        | LIFE               | **             | 5           | \$4,900        |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Northeast Stairs</i>                                  |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Northeast Stairs</i>                                  |                   |                |                    |                |             |                |          |
| Ceramic Tile           | 10%                                                                 |                   |                | 2041               | **             | 5           | \$4,500        |          |
| Quarry Tile            | 25%                                                                 |                   |                | 2045               | **             | 5           | \$17,000       |          |
| Vinyl Tile             | 45%                                                                 |                   |                | 2032               | \$549,000      | 3           | \$7,600        |          |
| Vinyl Tile 9" X 9"     | 5%                                                                  |                   |                | 2027               | \$389,700      | 3           | \$1,100        |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : Room Adjacent To Bridge</i>                           |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Deteriorating Tiles</i>                            |                   |                |                    |                |             |                |          |
| Interior Walls         |                                                                     |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 25%                                                                 |                   |                | LIFE               | **             | 5           | \$7,800        |          |
| Gypsum Board           | 55%                                                                 |                   |                | LIFE               | **             | 5           | \$25,600       |          |
| Masonry: Brick         | 10%                                                                 |                   |                | LIFE               | **             |             |                |          |
| Plaster                | 10%                                                                 | Now               | \$9,200        | LIFE               | **             | 5           | \$2,300        |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Location : Northeast Stairs</i>                                  |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Northeast Stairs</i>                                  |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| <b>Architecture</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                | 60%               |                          |                       | 2037                      | **                    | 5                  | \$27,100              |                 |
| AcousTileSusp.Lay-In                                                | 5%                | 4+                       | \$7,300               | 2049                      | **                    | 5                  | \$1,100               |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Game Room, Corridor Near Elevator</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                             | 5%                | Now                      | \$6,600               | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northeast Stairs</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Northeast Stairs</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board                                                        | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$5,700               |                 |
| Plaster                                                             | 20%               | Now                      | \$13,400              | LIFE                      | **                    | 5                  | \$5,700               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Over Mezzanine, Stair</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Over Mezzanine</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Over Mezzanine</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                              | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Electrical</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker                                                 | 100%              |                          |                       | 2058                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 4,000 Amperes.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                    | 100%              |                          |                       | 2058                      | **                    | 5                  | \$900                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three Vertical Sections</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                             | 98%               |                          |                       | 2032                      | \$35,200              | 1                  |                       |                 |
| Conduit                                                             | 2%                |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| Electrical                                                      | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                           | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts                                                 |                |                   |                |                    |                |             |                |          |
| Wiring                                                          |                |                   |                |                    |                |             |                |          |
| Braided Cloth                                                   | 20%            | 2-4               | \$6,500        | 2057               | **             | 1           |                |          |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout The Building</i>                       |                |                   |                |                    |                |             |                |          |
| 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                                               |                |                   |                |                    |                |             |                |          |
| Generic                                                         | 100%           |                   |                | LIFE               | **             | 5           | \$500          |          |
| Stand-by Power                                                  |                |                   |                |                    |                |             |                |          |
| Transfer Switches                                               |                |                   |                |                    |                |             |                |          |
| Automatic                                                       | 100%           |                   |                | 2049               | **             | 1           | \$10,400       |          |
| Generators                                                      |                |                   |                |                    |                |             |                |          |
| Diesel                                                          | 100%           |                   |                | 2045               | **             | 1           | \$13,100       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Outside The Building</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Emergency Generator Rated At 150 Kilowatts</i> |                |                   |                |                    |                |             |                |          |
| Batteries                                                       |                |                   |                |                    |                |             |                |          |
| Nickel Cadmium                                                  | 100%           |                   |                | 2027               | \$2,400        | 5           | \$7,500        |          |
| Fuel Storage                                                    |                |                   |                |                    |                |             |                |          |
| Main Tank                                                       | 100%           |                   |                | 2067               | **             | 5           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Outside The Building</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Explanation : 275 Gallons Rated Capacity</i>                 |                |                   |                |                    |                |             |                |          |
| Lighting                                                        |                |                   |                |                    |                |             |                |          |
| Interior Lighting                                               |                |                   |                |                    |                |             |                |          |
| Fluorescent                                                     | 80%            |                   |                | 2032               | \$294,400      | 10          | \$24,800       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout The Building</i>                       |                |                   |                |                    |                |             |                |          |
| <i>Explanation : T-8 Lamps</i>                                  |                |                   |                |                    |                |             |                |          |
| Fluorescent                                                     | 10%            |                   |                | 2032               | \$36,800       | 10          | \$3,100        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Lobby</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Compact Fluorescent Lights</i>                 |                |                   |                |                    |                |             |                |          |
| LED                                                             | 10%            |                   |                | 2040               | **             |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Hallways</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : LED Lights</i>                                 |                |                   |                |                    |                |             |                |          |
| Egress Lighting                                                 |                |                   |                |                    |                |             |                |          |
| Emergency, Service                                              | 50%            |                   |                | 2037               | **             | 1           |                |          |
| Exit, Service                                                   | 10%            |                   |                | 2032               | \$1,100        | 1           |                |          |
| Exit, Service                                                   | 40%            |                   |                | 2037               | **             | 1           |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

## 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, Extent : N/A, Area Affected : 100%*

*Location : Hallways And Outside Perimeter*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

|                 |     |  |  |      |          |     |         |  |
|-----------------|-----|--|--|------|----------|-----|---------|--|
| No Component    | 70% |  |  |      |          |     |         |  |
| Generic, Analog | 30% |  |  | 2032 | \$25,500 | 1-3 | \$6,200 |  |

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Hallways, Basement*

*Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

## Heating

## Energy Source

|         |      |  |  |      |    |   |  |  |
|---------|------|--|--|------|----|---|--|--|
| HTHW/HW | 100% |  |  | 2042 | ** | 1 |  |  |
|---------|------|--|--|------|----|---|--|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

|                   |      |     |         |      |    |   |         |  |
|-------------------|------|-----|---------|------|----|---|---------|--|
| HTHW/HW Exchanger | 100% | 0-2 | \$8,700 | 2047 | ** | 2 | \$1,700 |  |
|-------------------|------|-----|---------|------|----|---|---------|--|

*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Equipment Room*

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : Equipment Room*

*Explanation : Obsolete Unit*

## Distribution

|                   |     |     |         |      |    |  |  |  |
|-------------------|-----|-----|---------|------|----|--|--|--|
| Steam Piping/Pump | 70% | 0-2 | \$9,200 | 2042 | ** |  |  |  |
|-------------------|-----|-----|---------|------|----|--|--|--|

*Corroded, Extent : Moderate, Area Affected : 30%*

*Location : Equipment Room*

|                   |     |  |  |      |    |  |  |  |
|-------------------|-----|--|--|------|----|--|--|--|
| Steam Piping/Pump | 30% |  |  | 2042 | ** |  |  |  |
|-------------------|-----|--|--|------|----|--|--|--|

## Terminal Devices

|                    |     |  |  |      |           |   |          |  |
|--------------------|-----|--|--|------|-----------|---|----------|--|
| Air Handler        | 80% |  |  | 2027 | \$496,200 | 1 | \$16,700 |  |
| Convactor/Radiator | 20% |  |  | 2037 | **        | 1 | \$2,200  |  |

## Air Conditioning

## Energy Source

|                 |      |  |  |      |    |   |  |  |
|-----------------|------|--|--|------|----|---|--|--|
| Steam/HW System | 100% |  |  | 2042 | ** | 1 |  |  |
|-----------------|------|--|--|------|----|---|--|--|

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| Mechanical                                                                                    |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                         | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                                              |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                                          |            |                   |                |                    |                |             |                |          |
| Absorption Chiller/Steam/HW                                                                   | 100%       |                   |                | 2028               | \$1,069,400    | 1           | \$36,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                                   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Corroded And Leaking Unit, It Is Scheduled To Be Replaced Next Year.</i> |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                  |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                                                        | 100%       | 0-2               | \$2,700        | 2042               | **             | 4           | \$1,700        |          |
| <i>Corroded, Extent : Moderate, Area Affected : 25%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                        |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                              |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht                                                                           | 100%       |                   |                | 2027               | \$639,500      | 1           | \$20,900       |          |
| Heat Rejection                                                                                |            |                   |                |                    |                |             |                |          |
| Water Cooling Tower                                                                           | 100%       | Now               | \$8,300        | 2026               | \$166,500      | 2           | \$27,200       |          |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Supporting Beams, Roof</i>                                                      |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>                                                                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : It Is Scheduled To Be Replaced Next Year.</i>                                |            |                   |                |                    |                |             |                |          |
| Ventilation                                                                                   |            |                   |                |                    |                |             |                |          |
| Distribution                                                                                  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers                                                                            | 100%       |                   |                | LIFE               | **             | 2-5         | \$18,800       |          |
| Exhaust Fans                                                                                  |            |                   |                |                    |                |             |                |          |
| Interior                                                                                      | 100%       |                   |                | 2027               | \$146,200      | 2           | \$1,000        |          |
| Plumbing                                                                                      |            |                   |                |                    |                |             |                |          |
| H/C Water Piping                                                                              |            |                   |                |                    |                |             |                |          |
| Brass/Copper                                                                                  | 100%       |                   |                | 2042               | **             | 1           |                |          |
| Water Heater With Tanks                                                                       |            |                   |                |                    |                |             |                |          |
| Gas Fired                                                                                     | 85%        |                   |                | 2032               | \$14,200       | 2           |                |          |
| Gas Fired                                                                                     | 15%        | 0-2               | \$100          | 2032               | \$2,500        | 2           |                |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Equipment Room</i>                                                   |            |                   |                |                    |                |             |                |          |
| HW Heat Exchanger                                                                             |            |                   |                |                    |                |             |                |          |
| HTHW/HW                                                                                       | 100%       |                   |                | 2042               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units</i>                                                                  |            |                   |                |                    |                |             |                |          |
| Sanitary Piping                                                                               |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                                                     | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping                                                                            |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                                                     | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sewage Ejector(s)                                                                             |            |                   |                |                    |                |             |                |          |
| Not Accessible                                                                                | 100%       |                   |                |                    |                |             |                |          |
| Fixtures                                                                                      |            |                   |                |                    |                |             |                |          |
| Generic                                                                                       | 100%       |                   |                |                    |                |             |                |          |
| Vertical Transport                                                                            |            |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE CAFETERIA / STUDENT UNION BLDG**  
**Asset # : 2103**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                                                              | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|-----------------------|-----------------------|--------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                     | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport | Elevators             |                       |                                                              |                           |                |                       |                    |                       |
|                    | Hydraulic             | 100%                  |                                                              |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Basement To 2nd Floor</i>                      |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : One Unit</i>                                |                           |                |                       |                    |                       |
| Fire Suppression   | Standpipe             |                       |                                                              |                           |                |                       |                    |                       |
|                    | Generic               | 100%                  |                                                              |                           | 2042           | **                    | 1-5                | \$17,600              |
|                    | Sprinkler             |                       |                                                              |                           |                |                       |                    |                       |
|                    | No Component          | 60%                   |                                                              |                           |                |                       |                    |                       |
|                    | Generic               | 40%                   |                                                              |                           | 2042           | **                    | 1-2                | \$3,800               |
|                    | Chemical System       |                       |                                                              |                           |                |                       |                    |                       |
|                    | No Component          | 99%                   |                                                              |                           |                |                       |                    |                       |
|                    | Generic               | 1%                    |                                                              |                           | 2025           | \$800                 | 1-3                | \$700                 |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,303,200           | \$1,187,100           |
| Interior Architecture | \$357,200             | \$143,500             |
| Electrical            | \$202,400             | \$3,604,400           |
| Mechanical            | \$2,342,100           | \$3,992,300           |
| <b>Total</b>          | <b>\$4,204,900</b>    | <b>\$8,927,200</b>    |
| Importance Code A     | \$1,303,200           | \$1,187,100           |
| Importance Code B     | \$2,901,700           | \$7,740,100           |
| <b>Total</b>          | <b>\$4,204,900</b>    | <b>\$8,927,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$16,500         |                 |                 | \$23,100         |
| Interior Architecture | \$427,100        | \$15,400        | \$5,900         | \$11,800         |
| Electrical            | \$14,800         | \$17,400        | \$16,000        | \$33,500         |
| Mechanical            | \$113,800        | \$50,400        | \$47,000        | \$52,400         |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$576,300</b> | <b>\$87,100</b> | <b>\$72,800</b> | <b>\$124,800</b> |
| Importance Code A     | \$55,600         | \$7,300         | \$7,300         | \$30,500         |
| Importance Code B     | \$520,600        | \$79,800        | \$65,500        | \$94,300         |
| Importance Code C     |                  |                 |                 |                  |
| <b>Total</b>          | <b>\$576,300</b> | <b>\$87,100</b> | <b>\$72,800</b> | <b>\$124,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| Architecture                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                           | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                        |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                                | 5%             |                      |                | LIFE               | **             | 5              | \$52,000       |          |
| Concrete Masonry Unit                                                 | 5%             |                      |                | LIFE               | **             | 5              | \$6,500        |          |
| Masonry: Brick                                                        | 30%            | Now                  | \$250,800      | LIFE               | **             | 5              | \$62,400       |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Penthouse</i>                                           |                |                      |                |                    |                |                |                |          |
| Pre-Cast Concrete                                                     | 55%            | Now                  | \$162,000      | LIFE               | **             | 5              | \$371,600      |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Classrooms 206, 208, 209</i>                            |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Room 208</i>                                            |                |                      |                |                    |                |                |                |          |
| Window Wall                                                           | 5%             |                      |                | 2052               | **             | 5              | \$39,000       |          |
| Windows                                                               |                |                      |                |                    |                |                |                |          |
| Aluminum                                                              | 95%            | Now                  | \$497,900      | 2040               | **             | 5              | \$17,800       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : East Facade</i>                                         |                |                      |                |                    |                |                |                |          |
| Metal Louvers                                                         | 5%             |                      |                | 2041               | **             | 10             | \$11,700       |          |
| Parapets                                                              |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                                | 5%             | Now                  | \$16,500       | LIFE               | **             | 5              | \$9,700        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                      |                |                    |                |                |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                        | 25%            |                      |                | LIFE               | **             | 5              | \$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                                                                  |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                                | 20%            |                      |                | LIFE               | **             |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : 3rd Floor Roof Plaza</i>                                |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                      | 75%            | Now                  | \$210,300      | 2032               | \$701,100      |                |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Southeast Corner</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 25%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Main Roof And Cooling Tower</i>                         |                |                      |                |                    |                |                |                |          |
| Skylight, Metal/Glass                                                 | 5%             | Now                  | \$120,200      | 2042               | **             |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Skylight</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Skylight</i>                                            |                |                      |                |                    |                |                |                |          |
| <i>Explanation : Boarded Over Due To Water Penetration</i>            |                |                      |                |                    |                |                |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| Architecture                | Current Repair |                      |                                                                         | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|-------------------------------------------------------------------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost                                                          | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Exterior                    |                |                      |                                                                         |                    |                |                |                |          |
| Soffits                     |                |                      |                                                                         |                    |                |                |                |          |
| Stucco Cement               | 100%           |                      |                                                                         | 2045               | **             | 5              |                |          |
| Interior                    |                |                      |                                                                         |                    |                |                |                |          |
| Floors                      |                |                      |                                                                         |                    |                |                |                |          |
| Carpet                      | 10%            | Now                  | \$408,900                                                               | 2034               | **             | 3              | \$35,500       |          |
|                             |                |                      | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i> |                    |                |                |                |          |
|                             |                |                      | <i>Location : 1st Floor Classrooms</i>                                  |                    |                |                |                |          |
|                             |                |                      | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |                    |                |                |                |          |
|                             |                |                      | <i>Location : 1st Floor Classrooms</i>                                  |                    |                |                |                |          |
|                             |                |                      | <i>Wrinkling, Extent : Moderate, Area Affected : 5%</i>                 |                    |                |                |                |          |
|                             |                |                      | <i>Location : 1st Floor Classrooms</i>                                  |                    |                |                |                |          |
| 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              | \$46,200       |          |
| Under Construction          | 5%             |                      |                                                                         |                    |                |                |                |          |
|                             |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>              |                    |                |                |                |          |
|                             |                |                      | <i>Location : Auditorium</i>                                            |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : Auditorium Under Construction</i>                      |                    |                |                |                |          |
| Interior Walls              |                |                      |                                                                         |                    |                |                |                |          |
| Concrete Masonry Unit       | 33%            |                      |                                                                         | LIFE               | **             | 5              | \$30,600       |          |
| Masonry: Brick              | 9%             |                      |                                                                         | LIFE               | **             |                |                |          |
| Plaster                     | 53%            |                      |                                                                         | LIFE               | **             | 5              | \$36,800       |          |
| Under Construction          | 5%             |                      |                                                                         |                    |                |                |                |          |
|                             |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>              |                    |                |                |                |          |
|                             |                |                      | <i>Location : Auditorium</i>                                            |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : Auditorium Under Construction</i>                      |                    |                |                |                |          |
| Ceilings                    |                |                      |                                                                         |                    |                |                |                |          |
| AcousTileConcealSpLn        | 48%            | Now                  | \$357,200                                                               | 2052               | **             | 5              | \$71,000       |          |
|                             |                |                      | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>  |                    |                |                |                |          |
|                             |                |                      | <i>Location : Basement</i>                                              |                    |                |                |                |          |
|                             |                |                      | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |                    |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>                                            |                    |                |                |                |          |
|                             |                |                      | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>     |                    |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>                                            |                    |                |                |                |          |
|                             |                |                      | <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |                    |                |                |                |          |
|                             |                |                      | <i>Location : Throughout</i>                                            |                    |                |                |                |          |
| Exposed Struc: Concrete     | 38%            |                      |                                                                         | LIFE               | **             | 5              | \$14,100       |          |
| Gypsum Board                | 9%             | Now                  | \$18,200                                                                | LIFE               | **             | 5              | \$26,600       |          |
|                             |                |                      | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |                    |                |                |                |          |
|                             |                |                      | <i>Location : Stair No.2</i>                                            |                    |                |                |                |          |
| Under Construction          | 5%             |                      |                                                                         |                    |                |                |                |          |
|                             |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>              |                    |                |                |                |          |
|                             |                |                      | <i>Location : Auditorium</i>                                            |                    |                |                |                |          |
|                             |                |                      | <i>Explanation : Auditorium Under Construction</i>                      |                    |                |                |                |          |
| Site Pavements              |                |                      |                                                                         |                    |                |                |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| <b>Architecture</b>                                                                  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone                                                                         | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Electrical</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Under 600 Volts                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker                                                                  | 100%              |                          |                       | 2058                      | **                    | 5                  | \$800                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                             | 100%              |                          |                       | 2030                      | \$26,100              | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 150 Kilovolt Amperes, 480 Volts Primary 208/120 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                                     | 100%              |                          |                       | 2058                      | **                    | 5                  | \$3,900               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three Vertical Sections</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                                      | 10%               |                          |                       | 2030                      | \$17,700              | 5                  | \$100                 |                 |
| Motor Control Center                                                                 | 70%               |                          |                       | 2030                      | \$497,100             | 5                  | \$2,800               |                 |
| Motor Control Center                                                                 | 20%               |                          |                       | 2049                      | **                    | 5                  | \$800                 |                 |
| Ground                                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                              | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$2,200               |                 |
| Stand-by Power                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                                            | 100%              |                          |                       | 2049                      | **                    | 1                  | \$45,600              |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| <b>Electrical</b>                            | <b>Current Repair</b> |                                                                                                  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------|-----------------------|--------------------------------------------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                 | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                                                         | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power<br>Generators<br>Diesel       | 100%                  |                                                                                                  |                       | 2045                      | **                    | 1                  | \$57,300              |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Generator Room</i>                                                                 |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : Emergency Generator Rated At 200 Kilowatts</i>                                  |                       |                           |                       |                    |                       |                 |
| Batteries<br>Nickel Cadmium                  | 100%                  |                                                                                                  |                       | 2027                      | \$2,400               | 5                  | \$33,000              |                 |
| Fuel Storage<br>Day Tank                     | 10%                   |                                                                                                  |                       | 2054                      | **                    | 5                  |                       |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Generator Room</i>                                                                 |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : 60 Gallons Rated Capacity</i>                                                   |                       |                           |                       |                    |                       |                 |
| Underground Storage                          | 90%                   |                                                                                                  |                       | LIFE                      | **                    | 5                  |                       |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Outside</i>                                                                        |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : No Available Nameplate Rating Capacity</i>                                      |                       |                           |                       |                    |                       |                 |
| Lighting<br>Interior Lighting<br>Fluorescent | 95%                   |                                                                                                  |                       | 2032                      | \$2,047,900           | 10                 | \$129,000             |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Throughout The Building</i>                                                        |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : T-8 Lamps</i>                                                                   |                       |                           |                       |                    |                       |                 |
| LED                                          | 5%                    |                                                                                                  |                       | 2040                      | **                    |                    |                       |                 |
| Egress Lighting<br>Emergency, Service        | 50%                   |                                                                                                  |                       | 2032                      | \$44,500              | 1                  |                       |                 |
| Exit, Service                                | 50%                   |                                                                                                  |                       | 2032                      | \$31,200              | 1                  |                       |                 |
| Exterior Lighting<br>HID                     | 30%                   |                                                                                                  |                       | 2027                      | \$202,400             | 10                 | \$100                 |                 |
| No Component                                 | 70%                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Alarm<br>Security System<br>No Component     | 70%                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic                                      | 30%                   |                                                                                                  |                       | 2032                      | \$81,400              | 1                  | \$16,600              |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Hallways And Outside Perimeter</i>                                                 |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : CCTV Surveillance Cameras</i>                                                   |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component         | 70%                   |                                                                                                  |                       |                           |                       |                    |                       |                 |
| Generic, Analog                              | 30%                   |                                                                                                  |                       | 2037                      | **                    | 1-3                | \$27,400              |                 |
|                                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Location : Hallways And Toilets</i>                                                           |                       |                           |                       |                    |                       |                 |
|                                              |                       | <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i> |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| Mechanical                                                                                |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-------------------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                                     | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                                                                                   |            |                   |                |                    |                |             |                |          |
| Energy Source<br>HTHW/HW                                                                  | 100%       |                   |                | 2042               | **             | 1           |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i> |            |                   |                |                    |                |             |                |          |
| <hr/>                                                                                     |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Heat Exchanger, Plate & Frame                                     | 15%        | 2-4               | \$32,900       | 2047               | **             | 1           | \$9,900        |          |
| <i>Corroded, Extent : Severe, Area Affected : 40%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units</i>                                                              |            |                   |                |                    |                |             |                |          |
| Heat Exchanger, Plate & Frame                                                             | 85%        |                   |                | 2047               | **             | 1           | \$62,200       |          |
| <hr/>                                                                                     |            |                   |                |                    |                |             |                |          |
| Distribution                                                                              |            |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                         | 20%        | Now               | \$69,500       | 2032               | \$231,600      |             |                |          |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Level And Risers</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                                                |            |                   |                |                    |                |             |                |          |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Zone Valves, Basement Mechanical Room</i>                                   |            |                   |                |                    |                |             |                |          |
| Steam Piping/Pump                                                                         | 80%        |                   |                | 2032               | \$926,400      |             |                |          |
| <hr/>                                                                                     |            |                   |                |                    |                |             |                |          |
| Terminal Devices                                                                          |            |                   |                |                    |                |             |                |          |
| Air Handler                                                                               | 50%        |                   |                | 2027               | \$1,360,700    | 1           | \$45,800       |          |
| Convactor/Radiator                                                                        | 25%        |                   |                | 2030               | \$295,600      | 1           | \$12,000       |          |
| Fan Coil Unit/Heat                                                                        | 10%        | 0-2               | \$35,900       | 2032               | \$358,500      | 1           | \$4,300        |          |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                                       |            |                   |                |                    |                |             |                |          |
| Fan Coil Unit/Heat                                                                        | 15%        |                   |                | 2032               | \$537,800      | 1           | \$7,200        |          |
| <hr/>                                                                                     |            |                   |                |                    |                |             |                |          |
| Air Conditioning                                                                          |            |                   |                |                    |                |             |                |          |
| Energy Source                                                                             |            |                   |                |                    |                |             |                |          |
| District Chilled Water                                                                    | 75%        |                   |                | 2042               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Chiller Water From Medical Arts Building</i>                             |            |                   |                |                    |                |             |                |          |
| Electricity                                                                               | 25%        |                   |                | 2040               | **             | 1           |                |          |

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**QUEENSBOROUGH COMMUNITY COLLEGE HUMANITIES BLDG**  
**Asset # : 1570**

| Mechanical                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                               | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning                                                    |            |                   |                |                    |                |             |                |          |
| Conversion Equipment                                                |            |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller                                         | 5%         | 0-2               | \$2,100        | 2032               | \$106,700      | 1           | \$3,100        |          |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Leaking Refrigerant, Basement Mechanical Room</i>     |            |                   |                |                    |                |             |                |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, Chiller</i>                                 |            |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller                                         | 20%        |                   |                | 2032               | \$426,700      | 1           | \$13,700       |          |
| No Component                                                        | 75%        |                   |                |                    |                |             |                |          |
| Distribution                                                        |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump                                              | 100%       | 0-2               | \$2,900        | 2032               | \$58,500       | 4           | \$7,300        |          |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                          |            |                   |                |                    |                |             |                |          |
| 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               | \$23,100       | 4           |                |          |
| HW Heat Exchanger                                                   |            |                   |                |                    |                |             |                |          |
| HTHW/HW                                                             | 100%       |                   |                | 2032               | \$405,300      |             |                |          |
| Sanitary Piping                                                     |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                           | 10%        | 0-2               | \$3,600        | LIFE               | **             | 1           |                |          |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Fan Room</i>                                 |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                           | 90%        |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping                                                  |            |                   |                |                    |                |             |                |          |
| Cast Iron                                                           | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sewage Ejector(s)                                                   |            |                   |                |                    |                |             |                |          |
| Electric                                                            | 100%       |                   |                | 2027               | \$75,700       | 4           | \$5,900        |          |
| Fixtures                                                            |            |                   |                |                    |                |             |                |          |
| Generic                                                             | 100%       |                   |                |                    |                |             |                |          |

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**Asset # : 1570**

| <b>Mechanical</b>                                            |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport                                           | Elevators             |                       |                          |                           |                |                       |                    |                       |
|                                                              | Hydraulic             | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement To 4th Floor; Roof</i>                |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression                                             | Standpipe             |                       |                          |                           |                |                       |                    |                       |
|                                                              | Generic               | 100%                  |                          |                           | 2042           |                       | **                 | 1-5 \$77,400          |
|                                                              | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|                                                              | No Component          | 95%                   |                          |                           |                |                       |                    |                       |
|                                                              | Generic               | 5%                    |                          |                           | 2032           | \$100,000             | 1-2                | \$2,100               |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$908,800             | \$93,900              |
| Interior Architecture | \$126,700             |                       |
| Electrical            | \$97,500              | \$1,033,300           |
| Mechanical            | \$1,094,700           | \$6,284,000           |
| <b>Total</b>          | <b>\$2,227,700</b>    | <b>\$7,411,300</b>    |
| Importance Code A     | \$908,800             | \$93,900              |
| Importance Code B     | \$1,318,900           | \$7,317,400           |
| <b>Total</b>          | <b>\$2,227,700</b>    | <b>\$7,411,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$106,900        |                 |                 | \$8,700         |
| Interior Architecture | \$44,100         | \$28,000        |                 |                 |
| Electrical            | \$3,400          | \$3,900         | \$4,200         | \$3,800         |
| Mechanical            | \$17,900         | \$11,000        | \$25,900        | \$19,600        |
| Site Pavements        | \$28,600         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$204,900</b> | <b>\$46,800</b> | <b>\$34,000</b> | <b>\$36,100</b> |
| Importance Code A     | \$109,700        | \$2,900         | \$2,900         | \$11,500        |
| Importance Code B     | \$50,000         | \$44,000        | \$31,200        | \$24,500        |
| Importance Code C     | \$45,100         |                 |                 |                 |
| <b>Total</b>          | <b>\$204,900</b> | <b>\$46,800</b> | <b>\$34,000</b> | <b>\$36,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 40%            | Now               | \$186,000      | LIFE               | **             | 5           | \$23,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Building</i>                                     |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                    | 2%             | Now               | \$12,100       | 2037               | **             | 5           | \$1,800        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Overhead Coiling Door</i>                                |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                      | 39%            |                   |                | LIFE               | **             | 5           | \$73,300       |          |
| Pre-Cast Concrete                                                      | 11%            | 2-4               | \$45,100       | LIFE               | **             | 5           | \$20,700       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>                                              |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>    |                |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>                                              |                |                   |                |                    |                |             |                |          |
| Window Wall                                                            | 8%             |                   |                | 2042               | **             | 5           | \$17,300       |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 95%            | 4+                | \$92,800       | 2040               | **             | 5           | \$3,300        |          |
| <i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                          |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                          |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                          | 5%             |                   |                | 2041               | **             | 10          | \$2,200        |          |
| Parapets                                                               |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 10%            | 4+                | \$4,200        | LIFE               | **             | 5           | \$700          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Over Boiler Room</i>                             |                |                   |                |                    |                |             |                |          |
| Metal Rail                                                             | 80%            |                   |                | 2045               | **             | 5-10        | \$98,900       |          |
| Pre-Cast Concrete                                                      | 10%            | 2-4               | \$2,700        | LIFE               | **             | 5           | \$4,300        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper And Lower Roofs</i>                                |                |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| Architecture                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                |          |
|-----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                           | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Exterior                                                              |                |                      |                |                    |                |                |                |          |
| Roof                                                                  |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                      | 20%            | Now                  | \$173,900      | 2042               |                |                |                | **       |
| <i>Blisters, Extent : Light, Area Affected : 15%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Boiler Room Roof</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Boiler Room Roof</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |                |                      |                |                    |                |                |                |          |
| <i>Location : Boiler Room Roof</i>                                    |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Boiler Room Roof</i>                                    |                |                      |                |                    |                |                |                |          |
| Panel/Paver: Cer/Brk                                                  | 10%            | Now                  | \$42,800       | 2052               |                |                |                | **       |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Terrace Over Mechanical Room</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Terrace</i>                                             |                |                      |                |                    |                |                |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Terrace Over Mechanical Room</i>                        |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Mechanical Room Below Terrace</i>                       |                |                      |                |                    |                |                |                |          |
| Single Ply Membrane                                                   | 20%            | Now                  | \$326,000      | 2042               |                |                |                | **       |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 50%</i>    |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Lobby</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Lobby</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Over Lobby</i>                                          |                |                      |                |                    |                |                |                |          |
| Single Ply Membrane                                                   | 43%            | 4+                   | \$70,100       | 2037               |                |                |                | **       |
| <i>Blisters, Extent : Light, Area Affected : 10%</i>                  |                |                      |                |                    |                |                |                |          |
| <i>Location : Upper Roof</i>                                          |                |                      |                |                    |                |                |                |          |
| Skylight, Plastic                                                     | 7%             |                      |                | 2045               |                |                |                | ** 1     |
| Soffits                                                               |                |                      |                |                    |                |                |                |          |
| Cast in Place Concrete                                                | 100%           |                      |                | LIFE               |                |                |                | ** 5     |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                |                      |                |                    |                |                |                |          |
| <i>Location : Various</i>                                             |                |                      |                |                    |                |                |                |          |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 10%        |                   |                | LIFE               | **             | 5           | \$16,700       |          |
| Mosaic Tile                                                           | 15%        | 0-2               | \$52,500       | 2045               | **             | 5           | \$14,300       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Showers</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Lockers, Showers, And Bathrooms</i>                     |            |                   |                |                    |                |             |                |          |
| Terrazzo                                                              | 10%        | 4+                | \$14,000       | LIFE               | **             | 5           | \$6,000        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs</i>                                              |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                            | 30%        |                   |                | 2037               | **             | 3           | \$8,600        |          |
| Wood                                                                  | 35%        |                   |                | 2060               | **             | 5           | \$50,200       |          |
| Interior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 5%         |                   |                | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Pool Wall</i>                                           |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                          | 15%        | Now               | \$16,400       | 2041               | **             | 5           | \$7,700        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Locker Room</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Locker And Bathroom</i>                                 |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 30%        |                   |                | LIFE               | **             | 5           | \$12,200       |          |
| Masonry: Brick                                                        | 10%        |                   |                | LIFE               | **             |             |                |          |
| Plaster                                                               | 15%        |                   |                | LIFE               | **             | 5           | \$4,600        |          |
| SGFT/Glazed Masonry                                                   | 25%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                              |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                  | 55%        | 4+                | \$13,700       | 2045               | **             | 5           | \$21,000       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Lobby</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Lobby</i>                                     |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                               | 5%         |                   |                | LIFE               | **             | 5           | \$600          |          |
| Exposed Struc: Steel                                                  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Metal Panel                                                           | 5%         | Now               | \$74,200       | LIFE               | **             | 5           | \$4,800        |          |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                            |            |                   |                |                    |                |             |                |          |
| Plaster                                                               | 20%        |                   |                | LIFE               | **             | 5           | \$9,600        |          |
| Site Enclosure                                                        |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                           |            |                   |                |                    |                |             |                |          |
| Aluminum Picket                                                       | 100%       |                   |                | 2032               |                |             |                |          |
| Retaining Walls                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2067               | **             |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 80%               | 4+                       | \$4,700               | 2041                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                            | 20%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| Parking/Driveway                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                           | 100%              | 4+                       | \$24,000              | 2041                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Over 600 Volts                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible                                                                            | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Transformers                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                                                                                  | 100%              |                          |                       | 2049                      | **                    | 3                  | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside The Building</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Feeders                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cable                                                                                     | 100%              |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| Raceway                                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                                   | 100%              |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Under 600 Volts                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker                                                                       | 100%              |                          |                       | 2058                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                                                                          | 100%              |                          |                       | 2058                      | **                    | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Vertical Sections</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| <b>Electrical</b>                                               | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth                                                   | 50%                   | 2-4                      | \$97,500              | 2057                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                   | 30%                   |                          |                       | 2032                      | \$58,500              | 1                  |                       |                 |
| Thermoplastic                                                   | 20%                   |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |
| <b>Ground</b>                                                   |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                         | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| <b>Stand-by Power</b>                                           |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                       | 100%                  |                          |                       | 2037                      | **                    | 1                  | \$17,800              |                 |
| <b>Lighting</b>                                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                     | 85%                   |                          |                       | 2032                      | \$715,000             | 10                 | \$45,000              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                       |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                  |                       |                          |                       |                           |                       |                    |                       |                 |
| LED                                                             | 15%                   |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Hallways</i>                            |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lights</i>                                 |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery                                              | 50%                   |                          |                       | 2032                      | \$47,400              | 10                 | \$7,000               |                 |
| Exit, Service                                                   | 50%                   |                          |                       | 2032                      | \$12,200              | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                        |                       |                          |                       |                           |                       |                    |                       |                 |
| HID                                                             | 10%                   |                          |                       | 2032                      | \$26,300              | 10                 |                       |                 |
| LED                                                             | 10%                   |                          |                       | 2040                      | **                    |                    |                       |                 |
| No Component                                                    | 80%                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                    |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                          |                       |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                    | 70%                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                         | 30%                   |                          |                       | 2032                      | \$31,800              | 1                  | \$6,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside Perimeter</i>                |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                  |                       |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2032

\$43,700

1-3

\$10,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways, Toilets And Basement**Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

Interruptible Gas/Dual

100%

Fuel

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Buried Tanks**Explanation : Oil No.2, Two Tanks 30,000 Gallons Each*

## Conversion Equipment

Hot Water Boiler

100%

2037

\* \*

1

\$28,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Boilers. Providing High Temperature Water To Most Of The Buildings On Campus*

## Distribution

Hot Wtr Piping/Pump

90%

2040

\* \*

4

\$3,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : Distributes High Temperature Water To Most Buildings On Campus*

Hot Wtr Piping/Pump

10%

0-2

\$1,200

2031

\$12,300

4

\$300

*Other Observation, Extent : Moderate, Area Affected : 2%**Location : Various Locations**Explanation : No Spare Parts In Market For Outdated Pneumatic Control System.*

## Terminal Devices

Air Handler

40%

2027

\$424,800

1

\$14,300

Convactor/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

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| <b>Mechanical</b>              |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                     |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|-----------------------------|-----------------------|--------------------------|---------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                         | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                             |                       |                          |                                                               |                |                       |                    |                       |
| <b>Conversion Equipment</b>    |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Reciprocating Compr/Chiller | 40%                   |                          |                                                               | 2032           | \$333,000             | 1                  | \$10,700              |
|                                |                             |                       |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |
|                                |                             |                       |                          | <i>Location : Side Yard</i>                                   |                |                       |                    |                       |
|                                | Split Unit                  | 10%                   |                          |                                                               | 2037           | **                    |                    |                       |
|                                | No Component                | 50%                   |                          |                                                               |                |                       |                    |                       |
| <b>Distribution</b>            |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | CW & CHW Wtr Pipe/Pump      | 40%                   |                          |                                                               | 2042           | **                    | 4                  | \$1,100               |
|                                | No Component                | 60%                   |                          |                                                               |                |                       |                    |                       |
| <b>Terminal Devices</b>        |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Air Handler/Cool/Ht         | 40%                   |                          |                                                               | 2032           | \$219,000             | 1                  | \$14,300              |
|                                | Fan Coil - 2 Pipe           | 10%                   |                          |                                                               | 2037           | **                    | 1                  | \$1,900               |
|                                | No Component                | 50%                   |                          |                                                               |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit   | 10%                   |                          |                                                               | 2037           | **                    | 2                  | \$4,000               |
|                                | Dry Cooler                  | 40%                   |                          |                                                               | 2032           | \$51,800              | 2                  | \$16,100              |
|                                | No Component                | 50%                   |                          |                                                               |                |                       |                    |                       |
| <b>Ventilation</b>             |                             |                       |                          |                                                               |                |                       |                    |                       |
| <b>Distribution</b>            |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Ductwork/Diffusers          | 100%                  |                          |                                                               | LIFE           | **                    | 2-5                | \$32,200              |
| <b>Exhaust Fans</b>            |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Interior                    | 100%                  |                          |                                                               | 2027           | \$250,300             | 2                  | \$1,800               |
| <b>Plumbing</b>                |                             |                       |                          |                                                               |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Brass/Copper                | 50%                   |                          |                                                               | 2042           | **                    | 1                  |                       |
|                                | Galvanized Steel            | 50%                   |                          |                                                               | 2030           | \$360,200             | 1                  |                       |
| <b>Water Heater With Tanks</b> |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Gas Fired                   | 15%                   | Now                      | \$100                                                         | 2032           | \$2,500               | 2                  |                       |
|                                |                             |                       |                          | <i>Broken, Extent : Severe, Area Affected : 100%</i>          |                |                       |                    |                       |
|                                |                             |                       |                          | <i>Location : Boiler Room</i>                                 |                |                       |                    |                       |
|                                | Gas Fired                   | 85%                   |                          |                                                               | 2032           | \$14,200              | 2                  |                       |
| <b>HW Heat Exchanger</b>       |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | HTHW/HW                     | 100%                  |                          |                                                               | 2042           | **                    |                    |                       |
| <b>Sanitary Piping</b>         |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Cast Iron                   | 100%                  |                          |                                                               | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>      |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Cast Iron                   | 100%                  |                          |                                                               | LIFE           | **                    | 1                  |                       |
| <b>Sump Pump(s)</b>            |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Non-Submersible             | 100%                  |                          |                                                               | 2032           | \$11,300              | 4                  | \$1,800               |
| <b>Pool Filter/Treatment</b>   |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Diatomaceous Earth          | 100%                  |                          |                                                               | 2030           | \$4,701,100           | 4                  | \$14,300              |
| <b>Sewage Ejector(s)</b>       |                             |                       |                          |                                                               |                |                       |                    |                       |
|                                | Not Accessible              | 100%                  |                          |                                                               |                |                       |                    |                       |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KENNEDY HALL GYMNASIUM**  
**Asset # : 2102**

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                                                              | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|--------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                        | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Plumbing                     |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Fixtures                     |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                          |                                                              |                           |                       |                    |                       |                 |
| Vertical Transport           |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Elevators                    |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Hydraulic                    | 100%                  |                          |                                                              | LIFE                      |                       | **                 |                       |                 |
|                              |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Location : Basement To 2nd Floor</i>                      |                           |                       |                    |                       |                 |
|                              |                       |                          | <i>Explanation : 1 Unit</i>                                  |                           |                       |                    |                       |                 |
| Fire Suppression             |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Standpipe                    |                       |                          |                                                              |                           |                       |                    |                       |                 |
| Generic                      | 100%                  |                          |                                                              | 2042                      |                       | **                 | 1-5                   | \$30,200        |
| Sprinkler                    |                       |                          |                                                              |                           |                       |                    |                       |                 |
| No Component                 | 40%                   |                          |                                                              |                           |                       |                    |                       |                 |
| Generic                      | 60%                   |                          |                                                              | 2032                      | \$468,200             |                    | 1-2                   | \$9,700         |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$191,700             | \$1,057,500           |
| Interior Architecture | \$2,834,200           |                       |
| Electrical            | \$122,900             | \$1,462,200           |
| Mechanical            | \$2,541,200           | \$1,327,600           |
| <b>Total</b>          | <b>\$5,690,000</b>    | <b>\$3,847,400</b>    |
| Importance Code A     | \$191,700             | \$1,057,500           |
| Importance Code B     | \$5,498,300           | \$2,789,900           |
| <b>Total</b>          | <b>\$5,690,000</b>    | <b>\$3,847,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$92,500         | \$9,100         |                 | \$1,400         |
| Interior Architecture | \$37,900         | \$40,400        | \$3,900         | \$2,000         |
| Electrical            | \$66,500         | \$12,300        | \$11,900        | \$25,000        |
| Mechanical            | \$67,000         | \$27,300        | \$54,800        | \$43,400        |
| Site Enclosure        | \$13,500         |                 |                 |                 |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$287,300</b> | <b>\$98,900</b> | <b>\$80,500</b> | <b>\$81,600</b> |
| Importance Code A     | \$97,800         | \$14,400        | \$5,300         | \$6,700         |
| Importance Code B     | \$175,900        | \$84,500        | \$75,200        | \$74,900        |
| Importance Code C     | \$13,500         |                 |                 |                 |
| <b>Total</b>          | <b>\$287,300</b> | <b>\$98,900</b> | <b>\$80,500</b> | <b>\$81,600</b> |



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

| Architecture                                                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 5%             | Now               | \$47,900       | LIFE               | **             | 5           | \$2,900        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                        | 25%            |                   |                | LIFE               | **             | 5           | \$22,900       |          |
| Pre-Cast Concrete                                                     | 70%            |                   |                | LIFE               | **             | 5           | \$208,300      |          |
| Windows                                                               |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 15%            | 4+                | \$12,800       | 2048               | **             | 5           | \$1,400        |          |
| <i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |                |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 80%            |                   |                | 2048               | **             | 5           | \$14,700       |          |
| Metal Louvers                                                         | 5%             |                   |                | 2041               | **             | 10          | \$5,700        |          |
| Parapets                                                              |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                 | 5%             | Now               | \$4,200        | LIFE               | **             | 5           | \$800          |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower Area</i>                                  |                |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 5%             |                   |                | 2052               | **             | 5           | \$2,700        |          |
| Metal Rail                                                            | 70%            |                   |                | 2045               | **             | 5-10        | \$176,700      |          |
| Pre-Cast Concrete                                                     | 20%            | Now               | \$22,200       | LIFE               | **             | 5           | \$17,600       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping Over Cooling Tower Wall</i>                      |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Coping Over Cooling Tower Wall</i>                      |                |                   |                |                    |                |             |                |          |
| Roof                                                                  |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                      | 85%            |                   |                | 2032               | \$713,100      | 10          | \$66,800       |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                           |                |                   |                |                    |                |             |                |          |
| Paver: Asphalt                                                        | 10%            | Now               | \$5,300        | 2041               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Over Room B-16</i>                                      |                |                   |                |                    |                |             |                |          |
| Skylight, Plastic                                                     | 5%             | Now               | \$84,400       | 2037               | **             | 1           |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Skylights</i>                                           |                |                   |                |                    |                |             |                |          |
| Soffits                                                               |                |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete                                                     | 30%            |                   |                | LIFE               | **             | 5           | \$10,200       |          |
| Stucco Cement                                                         | 70%            |                   |                | 2045               | **             | 5           | \$18,200       |          |
| Interior                                                              |                |                   |                |                    |                |             |                |          |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**Asset # : 2100**

| <b>Architecture</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                              | 45%               |                          |                       | 2028                      | \$1,225,000           | 3                  | \$106,400             |                 |
| Cast in Place Concrete                                              | 10%               | 4+                       | \$26,200              | LIFE                      | **                    | 5                  | \$34,500              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile                                                        | 5%                |                          |                       | 2041                      | **                    | 5                  | \$7,900               |                 |
| Terrazzo                                                            | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$6,200               |                 |
| Vinyl Tile                                                          | 25%               |                          |                       | 2037                      | **                    | 3                  | \$14,800              |                 |
| Vinyl Tile 9" X 9"                                                  | 10%               |                          |                       | 2027                      | \$2,716,400           | 3                  | \$7,900               |                 |
| <i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement And Corridors</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| 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              |                 |
| <b>Ceilings</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                | 25%               | Now                      | \$117,700             | 2052                      | **                    | 5                  | \$23,400              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                | 20%               | 4+                       | \$9,700               | 2045                      | **                    | 5                  | \$15,000              |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors And Classrooms</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                             | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$9,400               |                 |
| Gypsum Board                                                        | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$18,700              |                 |
| Plaster                                                             | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$4,700               |                 |
| <b>Site Enclosure</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick                                                      | 100%              | 4+                       | \$13,500              | 2042                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairs</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                              | 60%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| Pavers/Stone                                                        | 40%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                             | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

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| <b>Electrical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment<br>Not Accessible                                                       | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Transformers<br>Dry Type                                                                  | 100%              |                          |                       | 2049                      | **                    | 3                  | \$600                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside The Building</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1,000 Kilovolt Amperes, 4,160 Volts Primary, 208/120 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Feeders<br>Cable                                                                          | 100%              |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| Raceway<br>Conduit                                                                        | 100%              |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Under 600 Volts</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment<br>Air Circuit Breaker                                                  | 100%              |                          |                       | 2058                      | **                    | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard<br>Molded Case Bkrs                                              | 100%              |                          |                       | 2058                      | **                    | 5                  | \$2,800               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Vertical Sections</i>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway<br>Conduit                                                                        | 98%               |                          |                       | 2032                      | \$93,400              | 1                  |                       |                 |
| Conduit                                                                                   | 2%                |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Panelboards<br>Fused Disc Sw                                                              | 8%                |                          |                       | 2031                      | \$5,500               | 5                  | \$200                 |                 |
| Molded Case Bkrs                                                                          | 92%               |                          |                       | 2031                      | \$62,800              | 5                  | \$2,600               |                 |
| Wiring<br>Braided Cloth                                                                   | 48%               | 2-4                      | \$45,500              | 2057                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                                             | 50%               |                          |                       | 2032                      | \$47,400              | 1                  |                       |                 |
| Thermoplastic                                                                             | 2%                |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Motor Controllers<br>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                 |                 |
| <b>Ground</b>                                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Generic                                                              | 100%              | 2-4                      | \$10,200              | LIFE                      | **                    | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |

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**Asset # : 2100**

| <b>Electrical</b>            | <b>Current Repair</b> |                                                                 |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|-----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                        | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>        |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                  |                                                                 |                       | 2049                      | **                    | 1                  | \$33,200              |                 |
| Generators                   |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                  |                                                                 |                       | 2045                      | **                    | 1                  | \$41,800              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Basement</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Emergency Generator Rated At 150 Kilowatts</i> |                       |                           |                       |                    |                       |                 |
| Batteries                    |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%                  |                                                                 |                       | 2027                      | \$2,400               | 5                  | \$24,000              |                 |
| Fuel Storage                 |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 10%                   |                                                                 |                       | 2054                      | **                    | 5                  |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Basement</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : 60 Gallons Rated Capacity</i>                  |                       |                           |                       |                    |                       |                 |
| Underground Storage          | 90%                   |                                                                 |                       | LIFE                      | **                    | 5                  |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Outside The Building</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : No Available Nameplate Rating Capacity</i>     |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 90%                   |                                                                 |                       | 2032                      | \$1,058,800           | 10                 | \$89,100              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                       |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : T-8 Lamps</i>                                  |                       |                           |                       |                    |                       |                 |
| LED                          | 10%                   |                                                                 |                       | 2040                      | **                    |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : LED Lights</i>                                 |                       |                           |                       |                    |                       |                 |
| 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                 |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Outside Perimeter</i>                             |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Compact Fluorescent Lights</i>                 |                       |                           |                       |                    |                       |                 |
| HID                          | 25%                   |                                                                 |                       | 2027                      | \$122,900             | 10                 | \$100                 |                 |
| No Component                 | 70%                   |                                                                 |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Security System              |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                   |                                                                 |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%                   |                                                                 |                       | 2037                      | **                    | 1                  | \$12,100              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways And Outside Perimeter</i>                |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : CCTV Surveillance Cameras</i>                  |                       |                           |                       |                    |                       |                 |

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| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\* \*

1-3

\$19,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel And Horn*

| System<br>Component<br>Type | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                             | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |

## Heating

## Energy Source

HTHW/HW

100%

2042

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout**Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

## Conversion Equipment

Heat Exchanger, Plate &  
Frame

100%

2045

\* \*

1

\$53,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement Equipment Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

0-2

\$11,500

2040

\* \*

4

\$5,300

*Corroded, Extent : Moderate, Area Affected : 10%**Location : The Mechanical Equipment Room And Various Other Areas*

## Terminal Devices

Air Handler

80%

2027

\$1,586,300

1

\$53,400

Convactor/Radiator

20%

2037

\* \*

1

\$7,000

## Air Conditioning

## Energy Source

Electricity

10%

2040

\* \*

1

Steam/HW System

90%

2042

\* \*

1

## Conversion Equipment

Absorption  
Chiller/Steam/HW

70%

2035

\* \*

1

\$81,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : One Unit With Refrigerant Water In Lithium Bromide Cycle. The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.*

Split Unit

15%

2037

\* \*

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 6 Units On 1st Floor*

No Component

15%

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| Mechanical                                                                                                                  | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------------------------------------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                                                                                 | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Air Conditioning                                                                                                            |                |                      |                |                    |                |                |                |          |
| Distribution                                                                                                                |                |                      |                |                    |                |                |                |          |
| CW & CHW Wtr<br>Pipe/Pump                                                                                                   | 70%            |                      |                | 2042               | **             | 4              | \$3,700        |          |
| No Component                                                                                                                | 30%            |                      |                |                    |                |                |                |          |
| Terminal Devices                                                                                                            |                |                      |                |                    |                |                |                |          |
| 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<br>Unit                                                                                                | 15%            |                      |                | 2040               | **             | 2              | \$11,300       |          |
| Water Cooling Tower                                                                                                         | 70%            |                      |                | 2030               | \$316,700      | 2              | \$76,000       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                                |                |                      |                |                    |                |                |                |          |
| <i>Location : Roof</i>                                                                                                      |                |                      |                |                    |                |                |                |          |
| <i>Explanation : The Unit Has Scheduled To Be Removed Due To Chilled Water Is Supplied From Medical Building Next Year.</i> |                |                      |                |                    |                |                |                |          |
| No Component                                                                                                                | 15%            |                      |                |                    |                |                |                |          |
| Ventilation                                                                                                                 |                |                      |                |                    |                |                |                |          |
| 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          |          |
| Plumbing                                                                                                                    |                |                      |                |                    |                |                |                |          |
| H/C Water Piping                                                                                                            |                |                      |                |                    |                |                |                |          |
| Brass/Copper                                                                                                                | 15%            | 0-2                  | \$4,100        | 2042               | **             | 1              |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                                                                     |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement</i>                                                                                                  |                |                      |                |                    |                |                |                |          |
| Brass/Copper                                                                                                                | 85%            |                      |                | 2042               | **             | 1              |                |          |
| Water Heater With Tanks                                                                                                     |                |                      |                |                    |                |                |                |          |
| Electric                                                                                                                    | 100%           |                      |                | 2031               | \$23,100       | 4              |                |          |
| HW Heat Exchanger                                                                                                           |                |                      |                |                    |                |                |                |          |
| HTHW/HW                                                                                                                     | 100%           |                      |                | 2042               | **             |                |                |          |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>                                                             |                |                      |                |                    |                |                |                |          |
| <i>Location : Obsolete Unit Has Not Been Used For Long Time. Basement.</i>                                                  |                |                      |                |                    |                |                |                |          |
| Sanitary Piping                                                                                                             |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                                                                                   | 10%            | 0-2                  | \$2,700        | LIFE               | **             | 1              |                |          |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>                                                             |                |                      |                |                    |                |                |                |          |
| <i>Location : Basement Mechanical Equipment Room</i>                                                                        |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                                                                                   | 90%            |                      |                | LIFE               | **             | 1              |                |          |
| Storm Drain Piping                                                                                                          |                |                      |                |                    |                |                |                |          |
| Cast Iron                                                                                                                   | 100%           |                      |                | LIFE               | **             | 1              |                |          |
| Sewage Ejector(s)                                                                                                           |                |                      |                |                    |                |                |                |          |
| Electric                                                                                                                    | 100%           |                      |                | 2032               | \$55,200       | 4              | \$6,400        |          |
| Backflow Preventer                                                                                                          |                |                      |                |                    |                |                |                |          |
| Not Accessible                                                                                                              | 100%           |                      |                |                    |                |                |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE KURT SCHMELLER LIBRARY**  
**Asset # : 2100**

| <b>Mechanical</b>                    | <b>Current Repair</b> |                              |                                                              | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       | <b>Priority</b> |
|--------------------------------------|-----------------------|------------------------------|--------------------------------------------------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b>                                        | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> |                 |
| Plumbing                             |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Fixtures                             |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |                              |                                                              |                           |                       |                        |                       |                 |
| Vertical Transport                   |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Elevators                            |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Geared Traction                      | 100%                  |                              |                                                              | LIFE                      |                       | **                     |                       |                 |
|                                      |                       |                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : Basement To 4th Floor</i>                      |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Explanation : Two Units</i>                               |                           |                       |                        |                       |                 |
| Fire Suppression                     |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Standpipe                            |                       |                              |                                                              |                           |                       |                        |                       |                 |
| Generic                              | 100%                  |                              |                                                              | 2042                      |                       | **                     | 1-5                   | \$56,400        |
| Sprinkler                            |                       |                              |                                                              |                           |                       |                        |                       |                 |
| No Component                         | 80%                   |                              |                                                              |                           |                       |                        |                       |                 |
| Generic                              | 20%                   |                              |                                                              | 2052                      |                       | **                     | 1-2                   | \$6,000         |

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$270,700             | \$227,100             |
| Interior Architecture | \$866,900             | \$123,200             |
| Electrical            | \$106,800             | \$2,888,400           |
| Mechanical            |                       | \$5,892,000           |
| Site Pavements        | \$81,500              |                       |
| <b>Total</b>          | <b>\$1,326,000</b>    | <b>\$9,130,700</b>    |
| Importance Code A     | \$270,700             | \$575,700             |
| Importance Code B     | \$973,700             | \$8,555,000           |
| Importance Code C     | \$81,500              |                       |
| <b>Total</b>          | <b>\$1,326,000</b>    | <b>\$9,130,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$29,500         | \$8,700          |                 | \$9,400          |
| Interior Architecture | \$28,600         | \$10,700         |                 | \$49,300         |
| Electrical            | \$14,800         | \$15,300         | \$15,300        | \$33,700         |
| Mechanical            | \$64,300         | \$74,700         | \$59,200        | \$113,600        |
| Site Pavements        | \$15,900         |                  |                 |                  |
| Elevators/Escalators  | \$9,900          | \$9,900          | \$9,900         | \$9,900          |
| <b>Total</b>          | <b>\$163,100</b> | <b>\$119,300</b> | <b>\$84,400</b> | <b>\$215,800</b> |
| Importance Code A     | \$36,500         | \$15,700         | \$7,000         | \$16,500         |
| Importance Code B     | \$82,000         | \$103,500        | \$77,400        | \$199,300        |
| Importance Code C     | \$44,500         |                  |                 |                  |
| <b>Total</b>          | <b>\$163,100</b> | <b>\$119,300</b> | <b>\$84,400</b> | <b>\$215,800</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>                                                        |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>                                                  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 2%             |                   |                | LIFE               | **             | 5           | \$10,000       |          |
| Masonry: Brick                                                         | 93%            | Now               | \$149,600      | LIFE               | **             | 5           | \$93,000       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, Stair Door To Penthouse</i>                |                |                   |                |                    |                |             |                |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                            |                |                   |                |                    |                |             |                |          |
| Window Wall                                                            | 5%             |                   |                | 2042               | **             | 5           | \$18,800       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof Greenhouse</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Glass Enclosure Greenhouse</i>                        |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>                                                         |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 95%            | Now               | \$121,100      | 2040               | **             | 5           | \$13,000       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                          | 5%             |                   |                | 2041               | **             | 10          | \$8,600        |          |
| <b>Parapets</b>                                                        |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit                                                  | 15%            |                   |                | LIFE               | **             | 5           | \$2,700        |          |
| Masonry: Brick                                                         | 75%            | 4+                | \$29,500       | LIFE               | **             | 5           | \$11,900       |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Wall</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Recent Construction, Extent : N/A, Area Affected : 75%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof Parapet</i>                                         |                |                   |                |                    |                |             |                |          |
| Metal Rail                                                             | 5%             |                   |                | 2045               | **             | 5-10        | \$14,400       |          |
| Pre-Cast Concrete                                                      | 5%             |                   |                | LIFE               | **             | 5           | \$5,000        |          |
| <b>Roof</b>                                                            |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                       | 95%            |                   |                | 2040               | **             | 10          | \$78,800       |          |
| Sloped Glazing                                                         | 5%             |                   |                | LIFE               | **             | 5           | \$55,300       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof Greenhouse</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Glass Roof</i>                                        |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>                                                         |                |                   |                |                    |                |             |                |          |
| Stucco Cement                                                          | 100%           |                   |                | 2045               | **             | 5           |                |          |
| <b>Interior</b>                                                        |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>                                                          |                |                   |                |                    |                |             |                |          |
| Carpet                                                                 | 10%            |                   |                | 2028               |                | 3           | \$32,000       |          |
| 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       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Storage</i>                                     |                |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| <b>Architecture</b>                                                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                    | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Concrete Masonry Unit                                                                     | 49%               |                          |                       | LIFE                      | **                    | 5                  | \$30,100              |                 |
| Gypsum Board                                                                              | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$23,100              |                 |
| Masonry: Brick                                                                            | 5%                | Now                      | \$28,600              | LIFE                      | **                    |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby Area</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby Area</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Expansion Joint Failure</i>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster                                                                                   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$6,900               |                 |
| Under Construction                                                                        | 1%                |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Chiller Control Booth</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chiller Control Booth Still Under Construction, Glass Panels Cracked</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn                                                                      | 40%               | Now                      | \$803,700             | 2052                      | **                    | 5                  | \$53,300              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors, Penthouse And Offices</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors And 4th Floor</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                                      | 20%               |                          |                       | 2037                      | **                    | 5                  | \$42,600              |                 |
| Exposed Struc: Concrete                                                                   | 40%               |                          |                       | LIFE                      | **                    | 5                  | \$13,300              |                 |
| <b>Site Enclosure</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket                                                                               | 100%              |                          |                       | 2067                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>                                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                    | 100%              |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                                    | 100%              | Now                      | \$15,900              | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underpass</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                                                   | 100%              | Now                      | \$81,500              | 2041                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underpass Gate</i>                                                          |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| <b>Electrical</b>               | <b>Current Repair</b>                                                                                           |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b>                                                                                               | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Over 600 Volts</b>           |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>             |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                        | 70%                                                                                                             |                          |                       | 2049                      | **                    | 3                  | \$500                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 2</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : 2,000 Kilovolt Amperes, 4160 Volts Primary, 480/ 277 Volts Secondary</i>                       |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                        | 30%                                                                                                             |                          |                       | 2037                      | **                    | 3                  | \$200                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 1</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 480/277 Volts Secondary</i>                        |                          |                       |                           |                       |                    |                       |                 |
| <b>Feeders</b>                  |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Cable                           | 70%                                                                                                             |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| Cable                           | 30%                                                                                                             |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Raceway</b>                  |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Conduit                         | 70%                                                                                                             |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Conduit                         | 30%                                                                                                             |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <b>Under 600 Volts</b>          |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker             | 50%                                                                                                             |                          |                       | 2058                      | **                    | 5                  | \$400                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 1</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.</i>                                     |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                   | 50%                                                                                                             |                          |                       | 2042                      | **                    | 5                  | \$300                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 2</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : Two Main Disconnect Switches Rated At 2,000 Amperes Each.</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>             |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                        | 80%                                                                                                             |                          |                       | 2037                      | **                    | 5                  | \$400                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 2</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : 750 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i>                           |                          |                       |                           |                       |                    |                       |                 |
| Dry Type                        | 20%                                                                                                             |                          |                       | 2049                      | **                    | 5                  | \$100                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Basement</i>                                                                                      |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : 112.5 Kilovolt Amperes And 75 Kilovolt Amperes, 480 Volts Primary, 208/120 Volts Secondary</i> |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                   | 70%                                                                                                             |                          |                       | 2042                      | **                    | 5                  | \$400                 |                 |
|                                 | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                                    |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Location : Electrical Room 2</i>                                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                 | <i>Explanation : Five Vertical Sections</i>                                                                     |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs                | 30%                                                                                                             |                          |                       | 2058                      | **                    | 5                  | \$1,100               |                 |
| <b>Raceway</b>                  |                                                                                                                 |                          |                       |                           |                       |                    |                       |                 |
| Conduit                         | 10%                                                                                                             |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Conduit                         | 90%                                                                                                             |                          |                       | 2032                      | \$253,900             | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.



**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| Electrical<br>System<br>Component<br>Type | Current Repair |                      | Future Replacement                                              |                | Maintenance    |                | Priority |
|-------------------------------------------|----------------|----------------------|-----------------------------------------------------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years) | Year<br>FY                                                      | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Under 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<br>Drive               | 10%            |                      | 2049                                                            | **             |                |                |          |
| Ground                                    |                |                      |                                                                 |                |                |                |          |
| Grounding Devices                         |                |                      |                                                                 |                |                |                |          |
| Generic                                   | 100%           |                      | LIFE                                                            | **             | 5              | \$2,100        |          |
| Stand-by Power                            |                |                      |                                                                 |                |                |                |          |
| Transfer Switches                         |                |                      |                                                                 |                |                |                |          |
| Automatic                                 | 100%           |                      | 2049                                                            | **             | 1              | \$43,500       |          |
| Generators                                |                |                      |                                                                 |                |                |                |          |
| Diesel                                    | 100%           |                      | 2045                                                            | **             | 1              | \$54,700       |          |
|                                           |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                |                |          |
|                                           |                |                      | <i>Location : Penthouse</i>                                     |                |                |                |          |
|                                           |                |                      | <i>Explanation : Emergency Generator Rated At 300 Kilowatts</i> |                |                |                |          |
| Batteries                                 |                |                      |                                                                 |                |                |                |          |
| Nickel Cadmium                            | 100%           |                      | 2027                                                            | \$2,400        | 5              | \$31,500       |          |
| Fuel Storage                              |                |                      |                                                                 |                |                |                |          |
| Day Tank                                  |                |                      |                                                                 |                |                |                |          |
|                                           | 10%            |                      | 2054                                                            | **             | 5              |                |          |
|                                           |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                |                |          |
|                                           |                |                      | <i>Location : Penthouse</i>                                     |                |                |                |          |
|                                           |                |                      | <i>Explanation : 60 Gallons Rated Capacity</i>                  |                |                |                |          |
| Underground Storage                       |                |                      |                                                                 |                |                |                |          |
|                                           | 90%            |                      | LIFE                                                            | **             | 5              |                |          |
|                                           |                |                      | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                |                |                |          |
|                                           |                |                      | <i>Location : Outside</i>                                       |                |                |                |          |
|                                           |                |                      | <i>Explanation : No Available Nameplate Rating Capacity</i>     |                |                |                |          |
| Lighting                                  |                |                      |                                                                 |                |                |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| <b>Electrical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Lighting</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                                          | 69%               |                          |                       | 2032                      | \$1,419,700           | 10                 | \$89,400              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices, Basement, Classrooms</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                       | 1%                |                          |                       | 2032                      | \$16,300              | 10                 |                       |                 |
| LED                                                                                       | 30%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Classrooms</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lights</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Service                                                     | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exit, Service                                                                             | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exterior Lighting<br>HID                                                                  | 20%               |                          |                       | 2032                      | \$128,800             | 10                 | \$100                 |                 |
| No Component                                                                              | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component                                                           | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                   | 30%               |                          |                       | 2037                      | **                    | 1                  | \$15,800              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Outside Perimeter</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component                                                      | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                                           | 30%               |                          |                       | 2027                      | \$106,800             | 1-3                | \$26,900              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Control Panel</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Heat Exchanger, Plate &<br>Frame                                  | 100%              |                          |                       | 2028                      | \$348,600             | 1                  | \$69,900              |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| <b>Mechanical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                    | 50%               | Now                      | \$7,500               | 2040                      | **                    | 4                  | \$3,500               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At The Heat Exchanger Valves And Various Other Areas</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump                                                    | 50%               |                          |                       | 2040                      | **                    | 4                  | \$5,200               |                 |
| Terminal Devices                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                            | 60%               |                          |                       | 2032                      | \$1,558,500           | 1                  | \$52,400              |                 |
| Convactor/Radiator                                                     | 30%               |                          |                       | 2037                      | **                    | 1                  | \$13,700              |                 |
| Fan Coil Unit/Heat                                                     | 10%               |                          |                       | 2032                      | \$342,200             | 1                  | \$4,600               |                 |
| <b>Air Conditioning</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                            | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Compressor Turbine                                        | 100%              |                          |                       | 2047                      | **                    | 1                  | \$152,900             |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Mechanical Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                                 | 100%              |                          |                       | 2062                      | **                    | 4                  | \$7,000               |                 |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                                    | 100%              |                          |                       | 2032                      | \$2,678,200           | 1                  | \$87,400              |                 |
| Heat Rejection                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower                                                    | 100%              |                          |                       | 2037                      | **                    | 2                  | \$142,200             |                 |
| <i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                     | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$78,800              |                 |
| Exhaust Fans                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                               | 100%              |                          |                       | 2032                      | \$612,200             | 2                  | \$4,300               |                 |
| <b>Plumbing</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                           | 80%               |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Galvanized Steel                                                       | 20%               | 0-2                      | \$7,000               | 2030                      | \$352,400             | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater With Tanks                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric                                                               | 100%              |                          |                       | 2027                      | \$23,100              | 4                  |                       |                 |
| HW Heat Exchanger                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE MEDICAL ARTS BLDG**  
**Asset # : 2086**

| <b>Mechanical</b>                                                                              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                                                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>                                                                                |                       |                       |                          |                           |                |                       |                    |                       |
| Sanitary Piping                                                                                | Cast Iron             | 5%                    | 0-2                      | \$1,700                   | LIFE           | **                    | 1                  |                       |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : From 4th Floor Mechanical Room Floor Drain To Lower Floor</i>                    |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                | Cast Iron             | 95%                   |                          |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping                                                                             | Cast Iron             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Sump Pump(s)                                                                                   | Non-Submersible       | 100%                  |                          |                           | 2032           | \$27,600              | 4                  | \$4,500               |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sub-basement</i>                                                                 |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Unit</i>                                                                    |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fixtures</b>                                                                                |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                                | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>                                                                      |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators                                                                                      | Hydraulic             | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : One Unit From Sub-basement To 4th Floor, One Unit From Basement To Penthouse</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two Units</i>                                                                 |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>                                                                        |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe                                                                                      | Generic               | 100%                  |                          |                           | 2052           | **                    | 1-5                | \$71,300              |
| Sprinkler                                                                                      | No Component          | 90%                   |                          |                           |                |                       |                    |                       |
|                                                                                                | Generic               | 10%                   |                          |                           | 2052           | **                    | 1-2                | \$4,000               |
| Fire Pump                                                                                      | Generic               | 100%                  |                          |                           | 2035           | **                    | 1                  | \$26,400              |

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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$113,100             | \$54,700              |
| Electrical            |                       | \$163,800             |
| Mechanical            |                       | \$444,300             |
| <b>Total</b>          | <b>\$113,100</b>      | <b>\$662,800</b>      |
| Importance Code A     | \$113,100             | \$54,700              |
| Importance Code B     |                       | \$608,100             |
| <b>Total</b>          | <b>\$113,100</b>      | <b>\$662,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 | \$4,300         |                 |                 |
| Interior Architecture | \$10,800        | \$20,300        | \$2,500         |                 |
| Electrical            | \$2,300         | \$2,900         | \$2,300         | \$11,100        |
| Mechanical            | \$12,800        | \$7,000         | \$12,400        | \$7,900         |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$29,800</b> | <b>\$38,400</b> | <b>\$21,100</b> | <b>\$22,900</b> |
| Importance Code A     | \$2,300         | \$6,700         | \$2,300         | \$2,400         |
| Importance Code B     | \$27,500        | \$31,800        | \$17,200        | \$20,500        |
| Importance Code C     |                 |                 | \$1,600         |                 |
| <b>Total</b>          | <b>\$29,800</b> | <b>\$38,400</b> | <b>\$21,100</b> | <b>\$22,900</b> |



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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

| Architecture                                                                 |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                        | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                                     |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                               |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                          | 60%        |                   |                | LIFE               | **             | 5           | \$24,600       |          |
| Wood                                                                         | 40%        |                   |                | 2037               | **             | 5           | \$109,300      |          |
| Windows                                                                      |            |                   |                |                    |                |             |                |          |
| Aluminum                                                                     | 80%        |                   |                | 2048               | **             | 5           | \$3,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : These Windows Are Made Out Of Wood On The Interior Side</i> |            |                   |                |                    |                |             |                |          |
| Wood                                                                         | 20%        |                   |                | 2040               | **             | 5           | \$8,700        |          |
| Roof                                                                         |            |                   |                |                    |                |             |                |          |
| Slate                                                                        | 100%       | 4+                | \$58,400       | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                                 |            |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Sides</i>                                      |            |                   |                |                    |                |             |                |          |
| Interior                                                                     |            |                   |                |                    |                |             |                |          |
| Floors                                                                       |            |                   |                |                    |                |             |                |          |
| Carpet                                                                       | 10%        |                   |                | 2031               | \$60,800       | 3           | \$5,300        |          |
| 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           | \$1,300        |          |
| 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          |          |
| <i>Exposed Reinforcement, Extent : Light, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                                   |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Wood                                                          | 15%        |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board                                                                 | 70%        |                   |                | LIFE               | **             | 5           | \$32,100       |          |
| Site Enclosure                                                               |            |                   |                |                    |                |             |                |          |
| Free Standing Walls                                                          |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                          | 100%       |                   |                | 2052               | **             |             |                |          |
| Site Pavements                                                               |            |                   |                |                    |                |             |                |          |
| On-Site Walkways                                                             |            |                   |                |                    |                |             |                |          |
| Asphalt                                                                      | 65%        |                   |                | 2041               | **             |             |                |          |
| Cast in Place Concrete                                                       | 5%         |                   |                | 2045               | **             |             |                |          |
| Pavers/Stone                                                                 | 30%        |                   |                | 2041               | **             |             |                |          |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

| <b>Electrical</b>                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 50%               |                          |                       | 2032                      | \$7,400               | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 50%               |                          |                       | 2052                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 100%              |                          |                       | 2032                      | \$127,000             | 5                  | \$100                 |                 |
| <b>Raceway</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                   | 80%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Conduit                                                                   | 20%               |                          |                       | 2032                      | \$12,000              | 1                  |                       |                 |
| <b>Panelboards</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 10%               |                          |                       | 2048                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs                                                          | 80%               |                          |                       | 2048                      | **                    | 5                  | \$500                 |                 |
| Molded Case Bkrs                                                          | 10%               |                          |                       | 2031                      | \$9,700               | 5                  | \$100                 |                 |
| <b>Wiring</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                                                             | 80%               |                          |                       | 2052                      | **                    | 1                  |                       |                 |
| Thermoplastic                                                             | 20%               |                          |                       | 2032                      | \$15,100              | 1                  |                       |                 |
| <b>Motor Controllers</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted                                                           | 100%              |                          |                       | 2045                      | **                    | 5                  | \$200                 |                 |
| <b>Ground</b>                                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$300                 |                 |
| <b>Stand-by Power</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic                                                                 | 100%              |                          |                       | 2045                      | **                    | 1                  | \$7,200               |                 |
| <b>Lighting</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                               | 40%               |                          |                       | 2037                      | **                    | 10                 | \$8,600               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent                                                              | 55%               |                          |                       | 2037                      | **                    | 2                  | \$300                 |                 |
| LED                                                                       | 5%                |                          |                       | 2040                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                        | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exit, LED                                                                 | 30%               |                          |                       | 2060                      | **                    | 1                  |                       |                 |
| Exit, Service                                                             | 20%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                       | 20%               |                          |                       | 2032                      | \$21,400              | 10                 |                       |                 |
| No Component                                                              | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$2,600

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Gallery And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Analog

100%

2037

\* \*

1-3

\$14,500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And**Horns*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2052

\* \*

1

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Buried Tank**Explanation : No.2 Oil, 2000 Gallon Tank*

## Conversion Equipment

Steam Boiler

100%

2045

\* \*

1

\$23,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

2052

\* \*

## Terminal Devices

Air Handler

50%

2037

\* \*

1

\$7,300

Convactor/Radiator

30%

2045

\* \*

1

\$2,300

Fan Coil Unit/Heat

20%

2037

\* \*

1

\$1,500

**Air Conditioning**

## Energy Source

Electricity

100%

2048

\* \*

1

## Conversion Equipment

Reciprocating Compr/Chiller

100%

2032

\$338,900

1

\$10,900

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement, Chiller*

## Distribution

CW &amp; CHW Wtr Pipe/Pump

100%

2052

\* \*

4

\$1,700

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**

**Asset # : 2099**

| <b>Mechanical</b>              |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                      |                | <b>Maintenance</b>    |                    | <b>Priority</b> |
|--------------------------------|-----------------------|-----------------------|--------------------------|----------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>System</b>                  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                          | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> |                 |
| <b>Air Conditioning</b>        |                       |                       |                          |                                                                |                |                       |                    |                 |
| <b>Terminal Devices</b>        |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Air Handler/Cool/Ht   | 70%                   |                          |                                                                | 2037           | **                    | 1                  | \$10,200        |
|                                | Fan Coil - 4 Pipe     | 30%                   |                          |                                                                | 2037           | **                    | 1                  | \$2,300         |
| <b>Heat Rejection</b>          |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Dry Cooler            | 100%                  |                          |                                                                | 2032           | \$105,400             | 2                  | \$16,400        |
| <b>Ventilation</b>             |                       |                       |                          |                                                                |                |                       |                    |                 |
| <b>Distribution</b>            |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Ductwork/Diffusers    | 100%                  |                          |                                                                | LIFE           | **                    | 2-5                | \$13,100        |
| <b>Exhaust Fans</b>            |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Interior              | 95%                   |                          |                                                                | 2037           | **                    | 2                  | \$700           |
|                                | Roof                  | 5%                    |                          |                                                                | 2037           | **                    | 2                  |                 |
| <b>Plumbing</b>                |                       |                       |                          |                                                                |                |                       |                    |                 |
| <b>H/C Water Piping</b>        |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Brass/Copper          | 100%                  |                          |                                                                | 2052           | **                    | 1                  |                 |
| <b>Water Heater With Tanks</b> |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Electric              | 50%                   |                          |                                                                | 2031           | \$11,500              | 4                  |                 |
|                                |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Location : Basement</i>                                     |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Explanation : 1 Unit</i>                                    |                |                       |                    |                 |
|                                | Gas Fired             | 50%                   |                          |                                                                | 2031           | \$8,300               | 2                  |                 |
|                                |                       |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Location : Basement</i>                                     |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Explanation : 1 Unit</i>                                    |                |                       |                    |                 |
| <b>Sanitary Piping</b>         |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Cast Iron             | 100%                  |                          |                                                                | LIFE           | **                    | 1                  |                 |
| <b>Sump Pump(s)</b>            |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Submersible           | 100%                  |                          |                                                                | 2024           | \$700                 | 4                  | \$700           |
| <b>Backflow Preventer</b>      |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Generic               | 100%                  |                          |                                                                | 2037           | **                    | 1                  | \$1,400         |
| <b>Fixtures</b>                |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Generic               | 100%                  |                          |                                                                |                |                       |                    |                 |
| <b>Vertical Transport</b>      |                       |                       |                          |                                                                |                |                       |                    |                 |
| <b>Elevators</b>               |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Hydraulic             | 100%                  |                          |                                                                | LIFE           | **                    |                    |                 |
|                                |                       |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Location : Basement To 2nd Floor</i>                        |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Explanation : One Unit</i>                                  |                |                       |                    |                 |
| <b>Fire Suppression</b>        |                       |                       |                          |                                                                |                |                       |                    |                 |
| <b>Sprinkler</b>               |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Generic               | 100%                  |                          |                                                                | 2052           | **                    | 1-2                | \$6,600         |
| <b>Fire Pump</b>               |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | Generic               | 100%                  | 0-2                      | \$1,100                                                        | 2035           | **                    | 1                  | \$4,000         |
|                                |                       |                       |                          | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>        |                |                       |                    |                 |
|                                |                       |                       |                          | <i>Location : Basement</i>                                     |                |                       |                    |                 |
| <b>Chemical System</b>         |                       |                       |                          |                                                                |                |                       |                    |                 |
|                                | No Component          | 99%                   |                          |                                                                |                |                       |                    |                 |
|                                | Generic               | 1%                    |                          |                                                                | 2027           | \$800                 | 1-3                | \$800           |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE OAKLAND BLDG**  
**Asset # : 2099**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| 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              |                       |
| <b>Total</b>          | <b>\$1,552,300</b>    | <b>\$13,055,900</b>   |
| Importance Code A     | \$256,800             | \$231,500             |
| Importance Code B     | \$1,244,400           | \$12,824,400          |
| Importance Code C     | \$51,100              |                       |
| <b>Total</b>          | <b>\$1,552,300</b>    | <b>\$13,055,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>   | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|------------------|-----------------|------------------|
| Exterior Architecture | \$26,300         |                  |                 | \$15,400         |
| Interior Architecture | \$44,200         | \$40,700         | \$20,500        | \$6,500          |
| Electrical            | \$16,700         | \$19,300         | \$18,900        | \$38,200         |
| Mechanical            | \$62,200         | \$60,500         | \$54,800        | \$62,100         |
| Elevators/Escalators  | \$4,900          | \$4,900          | \$4,900         | \$4,900          |
| <b>Total</b>          | <b>\$154,400</b> | <b>\$125,300</b> | <b>\$99,100</b> | <b>\$127,100</b> |
| Importance Code A     | \$47,400         | \$8,500          | \$8,500         | \$23,800         |
| Importance Code B     | \$107,000        | \$116,800        | \$85,400        | \$103,200        |
| Importance Code C     |                  |                  | \$5,300         |                  |
| <b>Total</b>          | <b>\$154,400</b> | <b>\$125,300</b> | <b>\$99,100</b> | <b>\$127,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

| Architecture           | Current Repair                                                       |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|----------------------------------------------------------------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total                                                           | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior               |                                                                      |                   |                |                    |                |             |                |          |
| Exterior Walls         |                                                                      |                   |                |                    |                |             |                |          |
| Cement - Fiber Panel   | 2%                                                                   |                   |                | 2037               | **             | 10          | \$5,300        |          |
| Masonry: Brick         | 48%                                                                  | 2-4               | \$65,900       | LIFE               | **             | 5           | \$41,000       |          |
|                        | <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Penthouse</i>                                          |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete      | 50%                                                                  | 4+                | \$60,500       | LIFE               | **             | 5           | \$138,800      |          |
|                        | <i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>    |                   |                |                    |                |             |                |          |
|                        | <i>Location : Exterior Various Areas</i>                             |                   |                |                    |                |             |                |          |
| Windows                |                                                                      |                   |                |                    |                |             |                |          |
| Aluminum               | 37%                                                                  | 4+                | \$130,300      | 2048               | **             | 5           | \$14,000       |          |
|                        | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>                                         |                   |                |                    |                |             |                |          |
| Aluminum               | 58%                                                                  |                   |                | 2048               | **             | 5           | \$43,900       |          |
| Metal Louvers          | 5%                                                                   |                   |                | 2041               | **             | 10          | \$23,600       |          |
| Parapets               |                                                                      |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta | 15%                                                                  |                   |                | LIFE               | **             | 5           | \$10,800       |          |
| Masonry: Brick Cavity  | 30%                                                                  |                   |                | LIFE               | **             | 5           | \$2,800        |          |
|                        | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Parapet</i>                                            |                   |                |                    |                |             |                |          |
| Metal Panel            | 15%                                                                  |                   |                | 2058               | **             | 5           | \$5,400        |          |
|                        | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Parapet</i>                                            |                   |                |                    |                |             |                |          |
| Metal Rail             | 40%                                                                  |                   |                | 2049               | **             | 5-10        | \$67,000       |          |
|                        | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Parapet</i>                                            |                   |                |                    |                |             |                |          |
| Roof                   |                                                                      |                   |                |                    |                |             |                |          |
| Modified Bitumen       | 80%                                                                  |                   |                | 2040               | **             | 10          | \$92,700       |          |
|                        | <i>Recent Construction, Extent : N/A, Area Affected : 100%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Roof</i>                                               |                   |                |                    |                |             |                |          |
| Skylight, Plastic      | 20%                                                                  |                   |                | 2049               | **             | 1           |                |          |
|                        | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Atrium Roof</i>                                        |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Inflated Roof System</i>                            |                   |                |                    |                |             |                |          |
| Soffits                |                                                                      |                   |                |                    |                |             |                |          |
| Metal Panel            | 100%                                                                 |                   |                | 2052               | **             | 5-10        | \$36,800       |          |

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

| Architecture                                                           |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior                                                               |            |                   |                |                    |                |             |                |          |
| Floors                                                                 |            |                   |                |                    |                |             |                |          |
| Carpet                                                                 | 5%         |                   |                | 2028               | \$250,800      | 3           | \$21,800       |          |
| Cast in Place Concrete                                                 | 10%        |                   |                | LIFE               | **             | 5           | \$63,500       |          |
| Cast in Place Concrete                                                 | 7%         |                   |                | LIFE               | **             | 5           | \$44,500       |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Polished Concrete</i>                                 |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%         | 0-2               | \$16,000       | 2041               | **             | 5           | \$7,300        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Concession</i>                                 |            |                   |                |                    |                |             |                |          |
| Terrazzo                                                               | 13%        | Now               | \$68,900       | LIFE               | **             | 5           | \$29,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Port Of Entry</i>                                        |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 18%        | 4+                | \$28,200       | 2042               | **             | 3           | \$19,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                            |            |                   |                |                    |                |             |                |          |
| Vinyl Tile                                                             | 42%        |                   |                | 2032               | \$3,290,800    | 3           | \$45,700       |          |
| Interior Walls                                                         |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                           | 5%         |                   |                | 2041               | **             | 5           | \$10,500       |          |
| Concrete Masonry Unit                                                  | 15%        |                   |                | LIFE               | **             | 5           | \$12,600       |          |
| Masonry: Brick                                                         | 10%        |                   |                | LIFE               | **             |             |                |          |
| Metal Panel                                                            | 15%        |                   |                | LIFE               | **             |             |                |          |
| Plaster                                                                | 30%        |                   |                | LIFE               | **             | 5           | \$18,900       |          |
| SGFT/Glazed Masonry                                                    | 25%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                               |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn                                                   | 12%        | Now               | \$54,800       | 2052               | **             | 5           | \$21,800       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                            |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor Corridor And Basement</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                            |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                   | 23%        |                   |                | 2045               | **             | 5           | \$66,800       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                             |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Concrete                                                | 45%        |                   |                | LIFE               | **             | 5           | \$20,400       |          |
| Exposed Struc: Steel                                                   | 10%        |                   |                | LIFE               | **             |             |                |          |
| No Component                                                           | 10%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : N/A, Area Affected : 0%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium</i>                                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Inflated Plastic Roof</i>                             |            |                   |                |                    |                |             |                |          |
| Site Pavements                                                         |            |                   |                |                    |                |             |                |          |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

| <b>Architecture</b>          | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

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/Crumbling, Extent : Moderate, Area Affected : 30%*

*Location : Parking Area*

*Ponding, Extent : Light, Area Affected : 5%*

*Location : Parking Lot*

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

Under 600 Volts

Service Equipment

|                     |      |  |  |      |    |   |       |  |
|---------------------|------|--|--|------|----|---|-------|--|
| Air Circuit Breaker | 100% |  |  | 2058 | ** | 5 | \$900 |  |
|---------------------|------|--|--|------|----|---|-------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.*

Switchgear / Switchboard

|                  |      |  |  |      |    |   |         |  |
|------------------|------|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 100% |  |  | 2058 | ** | 5 | \$4,500 |  |
|------------------|------|--|--|------|----|---|---------|--|

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three Vertical Sections*

Raceway

|         |     |  |  |      |           |   |  |  |
|---------|-----|--|--|------|-----------|---|--|--|
| Conduit | 98% |  |  | 2032 | \$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, Extent : Moderate, Area Affected : 100%*

*Location : Basement, 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 Drive | 2%  |  |  | 2049 | **        |   |         |  |

Ground

Grounding Devices

|         |      |  |  |      |    |   |         |  |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,500 |  |
|---------|------|--|--|------|----|---|---------|--|

Stand-by Power

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**  
**Asset # : 2101**

| <b>Electrical</b>            | <b>Current Repair</b> |                                                                 |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|-----------------------------------------------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                        | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>        |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                  |                                                                 |                       | 2049                      | **                    | 1                  | \$52,700              |                 |
| Generators                   |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                  |                                                                 |                       | 2045                      | **                    | 1                  | \$66,300              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Penthouse</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Emergency Generator Rated At 350 Kilowatts</i> |                       |                           |                       |                    |                       |                 |
| Batteries                    |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%                  |                                                                 |                       | 2027                      | \$2,400               | 5                  | \$38,200              |                 |
| Fuel Storage                 |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 10%                   |                                                                 |                       | 2054                      | **                    | 5                  |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Penthouse</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : 60 Gallons Rated Capacity</i>                  |                       |                           |                       |                    |                       |                 |
| Underground Storage          | 90%                   |                                                                 |                       | LIFE                      | **                    | 5                  |                       |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Outside The Building</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : No Available Nameplate Rating Capacity</i>     |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 80%                   |                                                                 |                       | 2032                      | \$1,994,000           | 10                 | \$125,600             |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Throughout The Building</i>                       |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : T-8 Lamps</i>                                  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                    |                                                                 |                       | 2040                      | **                    | 10                 | \$7,900               |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways And Cafeteria</i>                        |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Compact Fluorescent Lights</i>                 |                       |                           |                       |                    |                       |                 |
| LED                          | 15%                   |                                                                 |                       | 2040                      | **                    |                    |                       |                 |
| Egress Lighting              |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 40%                   |                                                                 |                       | 2032                      | \$41,200              | 1                  |                       |                 |
| Emergency, Battery           | 10%                   |                                                                 |                       | 2040                      | **                    | 10                 | \$4,100               |                 |
| Exit, Service                | 50%                   |                                                                 |                       | 2032                      | \$36,000              | 1                  |                       |                 |
| Exterior Lighting            |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| HID                          | 20%                   |                                                                 |                       | 2032                      | \$156,000             | 10                 | \$100                 |                 |
| No Component                 | 80%                   |                                                                 |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| Security System              |                       |                                                                 |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%                   |                                                                 |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%                   |                                                                 |                       | 2037                      | **                    | 1                  | \$19,200              |                 |
|                              |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Hallways And Outside Perimeter</i>                |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : CCTV Surveillance Cameras</i>                  |                       |                           |                       |                    |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

| <b>Electrical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2037

\*\*

1-3

\$31,600

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Hallways, Toilets*

*Explanation : Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns*

| <b>Mechanical</b>            | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

Energy Source

HTHW/HW

100%

2042

\*\*

1

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium*

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$21,100

2047

\*\*

1

\$76,200

*Corroded, Extent : Severe, Area Affected : 60%*

*Location : Basement*

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Basement*

*Explanation : 2 Units*

Distribution

Steam Piping/Pump

15%

0-2

\$4,000

2042

\*\*

*Corroded, Extent : Moderate, Area Affected : 20%*

*Location : Basement Mechanical Room*

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

Convactor/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

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Throughout*

*Explanation : Chilled Water From Medical Arts Building*

Distribution

CW & CHW Wtr Pipe/Pump

100%

2042

\*\*

4

\$8,400

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

| <b>Mechanical</b>                                               |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>                                         |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Terminal Devices</b>                                         |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Air Handler/Cool/Ht   | 15%                   |                          |                           | 2027           | \$486,700             | 1                  | \$15,900              |
|                                                                 | Air Handler/Cool/Ht   | 85%                   |                          |                           | 2032           | \$2,757,800           | 1                  | \$90,000              |
| <b>Ventilation</b>                                              |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>                                             |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Ductwork/Diffusers    | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$95,500              |
| <b>Exhaust Fans</b>                                             |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Interior              | 80%                   |                          |                           | 2032           | \$593,300             | 2                  | \$4,200               |
|                                                                 | Roof                  | 20%                   |                          |                           | 2027           | \$64,900              | 2                  | \$1,100               |
| <b>Plumbing</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>                                         |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Brass/Copper          | 100%                  |                          |                           | 2042           | **                    | 1                  |                       |
| <b>Water Heater With Tanks</b>                                  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Electric              | 100%                  |                          |                           | 2025           | \$23,100              | 4                  |                       |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Undersized For Building Hot Water Demand</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>HW Heat Exchanger</b>                                        |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | HTHW/HW               | 100%                  |                          |                           | 2042           | **                    |                    |                       |
| <b>Sanitary Piping</b>                                          |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Cast Iron             | 5%                    | Now                      | \$2,100                   | LIFE           | **                    | 1                  |                       |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : From Penthouse Floor Drain To Lower Floor</i>     |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Cast Iron             | 95%                   |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>                                       |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Cast Iron             | 90%                   |                          |                           | LIFE           | **                    | 1                  |                       |
|                                                                 | Cast Iron             | 10%                   | Now                      | \$1,200                   | LIFE           | **                    | 1                  |                       |
| <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Rear Exit Of Auditorium Stage</i>                 |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Sump Pump(s)</b>                                             |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Non-Submersible       | 100%                  |                          |                           | 2032           | \$33,500              | 4                  | \$5,400               |
| <b>Backflow Preventer</b>                                       |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Generic               | 100%                  |                          |                           | 2042           | **                    | 1                  | \$10,500              |
| <b>Fixtures</b>                                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>                                       |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>                                                |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Geared Traction       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement To 4th Floor, Penthouse</i>              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One Unit. It Is Broken.</i>                    |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>                                         |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>                                                |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | Generic               | 100%                  |                          |                           | 2042           | **                    | 1-5                | \$89,500              |
| <b>Sprinkler</b>                                                |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                 | No Component          | 95%                   |                          |                           |                |                       |                    |                       |
|                                                                 | Generic               | 5%                    |                          |                           | 2032           | \$115,600             | 1-2                | \$2,400               |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SCIENCE BLDG**

**Asset # : 2101**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression  | Fire Pump             |                       |                          |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                          |                           | 2045           | **                    | 1                  | \$32,000              |
| Chemical System   | No Component          | 99%                   |                          |                           |                |                       |                    |                       |
|                   | Generic               | 1%                    |                          |                           | 2025           | \$800                 | 1-3                | \$700                 |

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*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$460,300             |                       |
| Interior Architecture | \$106,600             | \$560,700             |
| Electrical            |                       | \$230,800             |
| Mechanical            | \$253,800             | \$393,800             |
| Site Pavements        |                       | \$980,500             |
| <b>Total</b>          | <b>\$820,700</b>      | <b>\$2,165,900</b>    |
| Importance Code A     | \$460,300             | \$68,100              |
| Importance Code B     | \$360,400             | \$1,117,200           |
| Importance Code C     |                       | \$980,500             |
| <b>Total</b>          | <b>\$820,700</b>      | <b>\$2,165,900</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>   | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$19,400         |                 |                 | \$9,600          |
| Interior Architecture | \$11,200         | \$6,400         |                 | \$6,200          |
| Electrical            | \$2,800          | \$2,800         | \$3,000         | \$47,000         |
| Mechanical            | \$59,000         | \$3,700         | \$5,800         | \$84,500         |
| Site Pavements        | \$62,600         |                 |                 |                  |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900          |
| <b>Total</b>          | <b>\$158,900</b> | <b>\$16,800</b> | <b>\$12,800</b> | <b>\$151,200</b> |
| Importance Code A     | \$20,700         | \$1,400         | \$1,400         | \$11,000         |
| Importance Code B     | \$75,700         | \$15,400        | \$11,400        | \$140,300        |
| Importance Code C     | \$62,600         |                 |                 |                  |
| <b>Total</b>          | <b>\$158,900</b> | <b>\$16,800</b> | <b>\$12,800</b> | <b>\$151,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

| Architecture                                                          | Current Repair |                      |                | Future Replacement |                | Maintenance    |                | Priority |
|-----------------------------------------------------------------------|----------------|----------------------|----------------|--------------------|----------------|----------------|----------------|----------|
| System<br>Component<br>Type                                           | % of<br>Total  | Fail Date<br>(Years) | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost | Priority |
| Exterior                                                              |                |                      |                |                    |                |                |                |          |
| Exterior Walls                                                        |                |                      |                |                    |                |                |                |          |
| Masonry: Brick Cavity                                                 | 75%            | Now                  | \$78,300       | LIFE               | **             | 5              | \$18,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Loading Dock</i>                                        |                |                      |                |                    |                |                |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Corners</i>                                             |                |                      |                |                    |                |                |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                |                |                      |                |                    |                |                |                |          |
| <i>Location : Above Rear Overhead Doors</i>                           |                |                      |                |                    |                |                |                |          |
| Metal Coiling Doors                                                   | 25%            |                      |                | 2037               | **             | 5              | \$19,200       |          |
| Windows                                                               |                |                      |                |                    |                |                |                |          |
| Aluminum                                                              | 95%            | Now                  | \$12,700       | 2040               | **             | 5              | \$500          |          |
| <i>Hardware Missing, Extent : Light, Area Affected : 10%</i>          |                |                      |                |                    |                |                |                |          |
| <i>Location : Corridors</i>                                           |                |                      |                |                    |                |                |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : 2nd Floor Offices</i>                                   |                |                      |                |                    |                |                |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                          |                |                      |                |                    |                |                |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                          |                |                      |                |                    |                |                |                |          |
| Metal Louvers                                                         | 5%             |                      |                | 2041               | **             | 10             | \$300          |          |
| Parapets                                                              |                |                      |                |                    |                |                |                |          |
| Concrete Masonry Unit                                                 | 25%            | Now                  | \$1,600        | LIFE               | **             | 5              | \$300          |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Interior Face Of Parapet Over Second Floor</i>          |                |                      |                |                    |                |                |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>        |                |                      |                |                    |                |                |                |          |
| <i>Location : Interior Face Of Parapet Over Second Floor</i>          |                |                      |                |                    |                |                |                |          |
| Masonry: Brick                                                        | 70%            | 2-4                  | \$4,600        | LIFE               | **             | 5              | \$700          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Interior Side Of Upper And Lower Parapet</i>            |                |                      |                |                    |                |                |                |          |
| Pre-Cast Concrete                                                     | 5%             | Now                  | \$400          | LIFE               | **             | 5              | \$300          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>                                              |                |                      |                |                    |                |                |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>                                              |                |                      |                |                    |                |                |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |                |                      |                |                    |                |                |                |          |
| <i>Location : Coping</i>                                              |                |                      |                |                    |                |                |                |          |
| Roof                                                                  |                |                      |                |                    |                |                |                |          |
| Modified Bitumen                                                      | 100%           | Now                  | \$382,000      | 2042               | **             |                |                |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 25%</i>           |                |                      |                |                    |                |                |                |          |
| <i>Location : Upper And Lower Roof</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>               |                |                      |                |                    |                |                |                |          |
| <i>Location : Upper And Lower Roof</i>                                |                |                      |                |                    |                |                |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                |                      |                |                    |                |                |                |          |
| <i>Location : Throughout</i>                                          |                |                      |                |                    |                |                |                |          |
| Soffits                                                               |                |                      |                |                    |                |                |                |          |
| Cement - Fiber Panel                                                  | 100%           |                      |                | 2032               |                | 10             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

| <b>Architecture</b>                                                    |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |  | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|--|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |                 |
| <b>Interior</b>                                                        |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Floors</b>                                                          |                   |                          |                       |                |                           |                    |                       |  |                 |
| Carpet                                                                 | 5%                |                          |                       | 2031           | \$31,500                  | 3                  | \$2,700               |  |                 |
| Cast in Place Concrete                                                 | 35%               |                          |                       | LIFE           | **                        | 5                  | \$27,900              |  |                 |
| Mosaic Tile                                                            | 3%                |                          |                       | 2037           | **                        | 5                  | \$2,700               |  |                 |
| Vinyl Tile                                                             | 57%               | Now                      | \$11,200              | 2032           | \$560,700                 | 3                  | \$7,800               |  |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Basement And 2nd Floor Mechanical Room</i>               |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Interior Walls</b>                                                  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Concrete Masonry Unit                                                  | 57%               |                          |                       | LIFE           | **                        | 5                  | \$9,800               |  |                 |
| Gypsum Board                                                           | 40%               |                          |                       | LIFE           | **                        | 5                  | \$10,300              |  |                 |
| Wood                                                                   | 3%                |                          |                       | LIFE           | **                        | 5                  | \$5,100               |  |                 |
| <b>Ceilings</b>                                                        |                   |                          |                       |                |                           |                    |                       |  |                 |
| AcousTileConcealSpLn                                                   | 10%               |                          |                       | 2037           | **                        | 5                  | \$4,600               |  |                 |
| AcousTileSusp.Lay-In                                                   | 30%               | Now                      | \$106,600             | 2052           | **                        | 5                  | \$5,500               |  |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : First Floor Corridor</i>                                 |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : First Floor Corridor</i>                                 |                   |                          |                       |                |                           |                    |                       |  |                 |
| AcousTileSusp.Lay-In                                                   | 30%               |                          |                       | 2045           | **                        | 5                  | \$10,900              |  |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Campus Facilities Office</i>                             |                   |                          |                       |                |                           |                    |                       |  |                 |
| Exposed Struc: Steel                                                   | 25%               |                          |                       | LIFE           | **                        |                    |                       |  |                 |
| Plaster                                                                | 5%                |                          |                       | LIFE           | **                        | 5                  | \$1,100               |  |                 |
| <b>Site Pavements</b>                                                  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>On-Site Walkways</b>                                                |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete                                                 | 100%              | 2-4                      | \$49,000              | 2030           | \$980,500                 |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Front Entry</i>                                          |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Parking/Driveway</b>                                                |                   |                          |                       |                |                           |                    |                       |  |                 |
| Asphalt                                                                | 100%              | 4+                       | \$13,500              | 2035           | **                        |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Parking Lot And Loading Dock</i>                         |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Ponding, Extent : Light, Area Affected : 10%</i>                    |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Parking Lot</i>                                          |                   |                          |                       |                |                           |                    |                       |  |                 |

| <b>Electrical</b>                                                                        |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |  | <b>Priority</b> |
|------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|--|-----------------|
| <b>System Component Type</b>                                                             | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |                 |
| <b>Over 600 Volts</b>                                                                    |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Service Equipment</b>                                                                 |                   |                          |                       |                |                           |                    |                       |  |                 |
| Not Accessible                                                                           | 100%              |                          |                       |                |                           |                    |                       |  |                 |
| <b>Transformers</b>                                                                      |                   |                          |                       |                |                           |                    |                       |  |                 |
| Dry Type                                                                                 | 100%              |                          |                       | 2049           | **                        | 3                  | \$200                 |  |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                             |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Outside The Building</i>                                                   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Explanation : 1,000 Kilovolt Amperes, 4160 Volts Primary, 208/120 Volts Secondary</i> |                   |                          |                       |                |                           |                    |                       |  |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

| Electrical<br>System<br>Component<br>Type | Current Repair |                                                                             |                | Future Replacement |                | Maintenance    |                | Priority |
|-------------------------------------------|----------------|-----------------------------------------------------------------------------|----------------|--------------------|----------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years)                                                        | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| Over 600 Volts                            |                |                                                                             |                |                    |                |                |                |          |
| Feeders                                   |                |                                                                             |                |                    |                |                |                |          |
| Cable                                     | 100%           |                                                                             |                | 2054               | **             | 1              |                |          |
| Raceway                                   |                |                                                                             |                |                    |                |                |                |          |
| Conduit                                   | 100%           |                                                                             |                | 2058               | **             | 1              |                |          |
| Under 600 Volts                           |                |                                                                             |                |                    |                |                |                |          |
| Service Equipment                         |                |                                                                             |                |                    |                |                |                |          |
| Molded Case Bkrs                          | 100%           |                                                                             |                | 2058               | **             | 5              | \$700          |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                |                    |                |                |                |          |
|                                           |                | <i>Location : Electrical Room</i>                                           |                |                    |                |                |                |          |
|                                           |                | <i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i> |                |                    |                |                |                |          |
| Switchgear / Switchboard                  |                |                                                                             |                |                    |                |                |                |          |
| 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          |          |
| Ground                                    |                |                                                                             |                |                    |                |                |                |          |
| Grounding Devices                         |                |                                                                             |                |                    |                |                |                |          |
| Generic                                   | 100%           |                                                                             |                | LIFE               | **             | 5              | \$400          |          |
| Stand-by Power                            |                |                                                                             |                |                    |                |                |                |          |
| Transfer Switches                         |                |                                                                             |                |                    |                |                |                |          |
| Automatic                                 | 100%           |                                                                             |                | 2049               | **             | 1              | \$8,500        |          |
| Generators                                |                |                                                                             |                |                    |                |                |                |          |
| Diesel                                    | 100%           |                                                                             |                | 2045               | **             | 1              | \$10,700       |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                |                    |                |                |                |          |
|                                           |                | <i>Location : Outside The Building</i>                                      |                |                    |                |                |                |          |
|                                           |                | <i>Explanation : Emergency Generator Rated At 500 Kilowatts</i>             |                |                    |                |                |                |          |
| Batteries                                 |                |                                                                             |                |                    |                |                |                |          |
| Nickel Cadmium                            | 100%           |                                                                             |                | 2027               | \$2,400        | 5              | \$6,200        |          |
| Fuel Storage                              |                |                                                                             |                |                    |                |                |                |          |
| Underground Storage                       | 100%           |                                                                             |                | LIFE               | **             | 5              |                |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                |                    |                |                |                |          |
|                                           |                | <i>Location : Outside The Building</i>                                      |                |                    |                |                |                |          |
|                                           |                | <i>Explanation : 8,000 Gallons Rated Capacity</i>                           |                |                    |                |                |                |          |

**Lighting**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

*Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*

*\*\* Replacement cost estimated to be beyond ten years is not included in this report.*

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**  
**Asset # : 2084**

| <b>Electrical</b>                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                 | 70%               |                          |                       | 2037                      | **                    | 10                 | \$17,700              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                              | 30%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Storage</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lights</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Service                            | 50%               |                          |                       | 2032                      | \$8,300               | 1                  |                       |                 |
| Exit, Service                                                    | 50%               |                          |                       | 2032                      | \$5,800               | 1                  |                       |                 |
| Exterior Lighting<br>HID                                         | 20%               |                          |                       | 2032                      | \$25,200              | 10                 |                       |                 |
| No Component                                                     | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component                                  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                          | 30%               |                          |                       | 2037                      | **                    | 1                  | \$3,100               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside Perimeter</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>No Component                             | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                  | 30%               |                          |                       | 2027                      | \$20,900              | 1-3                | \$5,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Storage And Hallways</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells And Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Heat Exchanger, Plate &<br>Frame                                  | 100%              |                          |                       | 2028                      | \$68,100              | 1                  | \$13,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                                               |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

| <b>Mechanical</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                 | 30%               | 0-2                      | \$3,200               | 2042                      | **                    |                    |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                 | 70%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Terminal Devices</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler                                                       | 50%               |                          |                       | 2027                      | \$253,800             | 1                  | \$8,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd Floor Mechanical Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Air Handlers</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                | 25%               |                          |                       | 2030                      | \$55,200              | 1                  | \$2,200               |                 |
| Fan Coil Unit/Heat                                                | 25%               |                          |                       | 2032                      | \$167,200             | 1                  | \$2,200               |                 |
| <b>Air Conditioning</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                       | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller                                       | 20%               | 0-2                      | \$47,800              | 2042                      | **                    | 1                  | \$2,300               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit, Roof</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                      | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                               | 20%               |                          |                       | 2027                      | \$20,900              | 1                  | \$3,400               |                 |
| No Component                                                      | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Cooled Condenser Unit                                         | 20%               | 0-2                      | \$1,900               | 2042                      | **                    | 2                  | \$3,100               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Obsolete Unit</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                      | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                | 50%               |                          |                       | LIFE                      | **                    | 2-5                | \$7,700               |                 |
| No Component                                                      | 50%               |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE SERVICE BLDG**

**Asset # : 2084**

| <b>Mechanical</b>         |                         | <b>Current Repair</b> |                                                                | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-------------------------|-----------------------|----------------------------------------------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>        |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Exhaust Fans            |                       |                                                                |                           |                |                       |                    |                       |
|                           | Interior                | 30%                   |                                                                |                           | 2027           | \$35,900              | 2                  | \$300                 |
|                           | Roof                    | 20%                   |                                                                |                           | 2032           | \$10,500              | 2                  | \$200                 |
|                           | No Component            | 50%                   |                                                                |                           |                |                       |                    |                       |
| <b>Plumbing</b>           |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | H/C Water Piping        |                       |                                                                |                           |                |                       |                    |                       |
|                           | Brass/Copper            | 70%                   |                                                                |                           | 2042           | **                    | 1                  |                       |
|                           | Galvanized Steel        | 30%                   | 0-2                                                            | \$2,100                   | 2030           | \$103,300             | 1                  |                       |
|                           |                         |                       | <i>Corroded, Extent : Moderate, Area Affected : 5%</i>         |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Basement</i>                                     |                           |                |                       |                    |                       |
|                           | 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                  | \$900                 |
|                           | Fixtures                |                       |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 100%                  |                                                                |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Elevators               |                       |                                                                |                           |                |                       |                    |                       |
|                           | Hydraulic               | 100%                  |                                                                |                           | LIFE           | **                    |                    |                       |
|                           |                         |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Basement To 1st Floor</i>                        |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : One Unit</i>                                  |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Sprinkler               |                       |                                                                |                           |                |                       |                    |                       |
|                           | No Component            | 40%                   |                                                                |                           |                |                       |                    |                       |
|                           | Generic                 | 60%                   |                                                                |                           | 2042           | **                    | 1-2                | \$4,600               |
|                           | Chemical System         |                       |                                                                |                           |                |                       |                    |                       |
|                           | Dry                     | 1%                    |                                                                |                           | 2027           | \$800                 | 1-3                | \$800                 |
|                           |                         |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>   |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Location : Out Parking Lot</i>                              |                           |                |                       |                    |                       |
|                           |                         |                       | <i>Explanation : Fuel Station Only</i>                         |                           |                |                       |                    |                       |
|                           | No Component            | 99%                   |                                                                |                           |                |                       |                    |                       |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

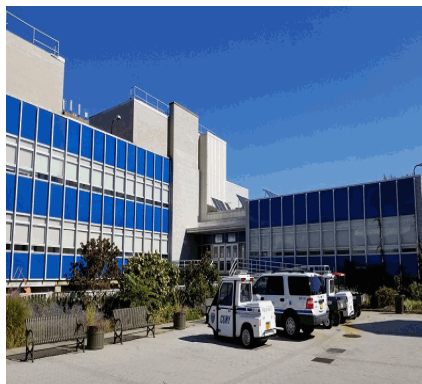
Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$930,600             | \$248,600             |
| Interior Architecture | \$84,200              |                       |
| Electrical            | \$60,300              | \$216,300             |
| Mechanical            |                       | \$955,900             |
| <b>Total</b>          | <b>\$1,075,200</b>    | <b>\$1,420,800</b>    |
| Importance Code A     | \$930,600             | \$248,600             |
| Importance Code B     | \$144,600             | \$1,172,200           |
| <b>Total</b>          | <b>\$1,075,200</b>    | <b>\$1,420,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b>  | <b>FY 2026</b>  | <b>FY 2027</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$51,600        | \$3,100         |                 | \$7,800         |
| Interior Architecture | \$4,200         | \$6,900         | \$1,500         |                 |
| Electrical            | \$3,000         | \$3,300         | \$3,400         | \$63,000        |
| Mechanical            | \$18,100        | \$2,900         | \$6,500         | \$2,900         |
| <b>Total</b>          | <b>\$76,900</b> | <b>\$16,100</b> | <b>\$11,400</b> | <b>\$73,600</b> |
| Importance Code A     | \$59,400        | \$3,100         | \$400           | \$8,200         |
| Importance Code B     | \$17,400        | \$13,000        | \$9,500         | \$65,500        |
| Importance Code C     |                 |                 | \$1,500         |                 |
| <b>Total</b>          | <b>\$76,900</b> | <b>\$16,100</b> | <b>\$11,400</b> | <b>\$73,600</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

| Architecture                                                           | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------------------------------------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                               |                |                   |                |                    |                |             |                |          |
| Exterior Walls                                                         |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                 | 5%             |                   |                | LIFE               | **             | 5           | \$12,000       |          |
| Masonry: Brick                                                         | 20%            | Now               | \$77,400       | LIFE               | **             | 5           | \$9,600        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Corners And Chimney</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                         |                |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone                                                    | 15%            |                   |                | LIFE               | **             | 5           | \$5,400        |          |
| Metal/Glass Curt Wall                                                  | 55%            |                   |                | LIFE               | **             | 5           | \$49,600       |          |
| Metal Panel                                                            | 5%             |                   |                | 2052               | **             | 5-10        | \$16,500       |          |
| Windows                                                                |                |                   |                |                    |                |             |                |          |
| Aluminum                                                               | 95%            | Now               | \$675,700      | 2057               | **             | 5           | \$7,300        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| <i>Hardware Missing, Extent : Moderate, Area Affected : 50%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                           |                |                   |                |                    |                |             |                |          |
| Metal Louvers                                                          | 5%             |                   |                | 2041               | **             | 10          | \$4,800        |          |
| Parapets                                                               |                |                   |                |                    |                |             |                |          |
| Masonry: Brick                                                         | 50%            | Now               | \$29,700       | LIFE               | **             | 5           | \$2,400        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Southeast Corner</i>                                     |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Southwest Corner</i>                                     |                |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall                                                  | 35%            |                   |                | 2052               | **             | 5           | \$6,500        |          |
| Metal Panel                                                            | 10%            | 2-4               | \$1,900        | 2052               | **             | 5           | \$900          |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>   |                |                   |                |                    |                |             |                |          |
| <i>Location : Roof And Penthouse</i>                                   |                |                   |                |                    |                |             |                |          |
| Metal Rail                                                             | 5%             |                   |                | 2045               | **             | 5-10        | \$4,300        |          |
| Roof                                                                   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen                                                       | 60%            | Now               | \$18,900       | 2032               | \$189,400      |             |                |          |
| <i>Reflective Surface, Extent : Moderate, Area Affected : 75%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : In Front Of Penthouse Entry</i>                          |                |                   |                |                    |                |             |                |          |
| Single Ply Membrane                                                    | 10%            |                   |                | 2032               | \$59,200       | 10          | \$3,000        |          |
| Single Ply Membrane                                                    | 30%            | Now               | \$177,500      | 2042               | **             |             |                |          |
| <i>Adhesion Failure, Extent : Severe, Area Affected : 50%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Not Insulated, Extent : Moderate, Area Affected : 100%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                            |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                            |                |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

| <b>Architecture</b>                                                  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                               | 20%               | Now                      | \$1,000               | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Under Concrete Stair At Rear Of Building</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Under Concrete Stair</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Stucco Cement                                                        | 80%               |                          |                       | 2045                      | **                    | 5                  | \$900                 |                 |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entrance</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet                                                               | 5%                |                          |                       | 2031                      | \$40,600              | 3                  | \$3,500               |                 |
| 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                  | \$11,800              |                 |
| <b>Interior Walls</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                 | 30%               | 4+                       | \$4,200               | 2045                      | **                    | 5                  | \$6,500               |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Concrete                                              | 60%               |                          |                       | LIFE                      | **                    | 5                  | \$4,100               |                 |
| Metal Panel                                                          | 10%               | Now                      | \$84,200              | LIFE                      | **                    | 5                  | \$5,400               |                 |
| <i>Bent/Warped Elements, Extent : Moderate, Area Affected : 25%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                              | 20%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| Cast in Place Concrete                                               | 40%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| Pavers/Stone                                                         | 40%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                              | 100%              |                          |                       | 2035                      | **                    |                    |                       |                 |

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**Asset # : 2647**

| <b>Electrical</b>            | <b>Current Repair</b>                                                       |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>                                                           | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%                                                                        |                          |                       | 2062                      | **                    | 5                  | \$800                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.</i> |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%                                                                        |                          |                       | 2058                      | **                    | 5                  | \$800                 |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Electrical Room</i>                                           |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Two Vertical Sections</i>                                  |                          |                       |                           |                       |                    |                       |                 |
| Raceway                      |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| 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                  |                       |                 |
|                              | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>             |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 18%                                                                         |                          |                       | 2032                      | \$13,600              | 1                  |                       |                 |
| Thermoplastic                | 2%                                                                          |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%                                                                        |                          |                       | 2030                      | \$70,000              | 5                  | \$200                 |                 |
| <b>Ground</b>                |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%                                                                        |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                                                                        |                          |                       | 2049                      | **                    | 1                  | \$9,400               |                 |
| Generators                   |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                                                                        |                          |                       | 2045                      | **                    | 1                  | \$11,900              |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Generator Room</i>                                            |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Emergency Generator Rated At 125 Kilowatts</i>             |                          |                       |                           |                       |                    |                       |                 |
| Batteries                    |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%                                                                        |                          |                       | 2027                      | \$2,400               | 5                  | \$6,800               |                 |
| Fuel Storage                 |                                                                             |                          |                       |                           |                       |                    |                       |                 |
| Main Tank                    | 100%                                                                        |                          |                       | 2067                      | **                    | 5                  |                       |                 |
|                              | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Outside</i>                                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 480 Gallons Rated Capacity</i>                             |                          |                       |                           |                       |                    |                       |                 |

**Lighting**

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**Asset # : 2647**

| <b>Electrical</b>                                                                                |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>                                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                                                 | 90%               |                          |                       | 2037                      | **                    | 10                 | \$25,300              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                                                                                      | 2%                |                          |                       | 2037                      | **                    | 10                 | \$600                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lights</i>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED                                                                                              | 8%                |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Staircases</i>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lights</i>                                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service                                                                               | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Exit, Service                                                                                    | 50%               |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>                                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| HID                                                                                              | 20%               |                          |                       | 2027                      |                       |                    | \$27,900              | 10              |
| No Component                                                                                     | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                                                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>                                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic                                                                                          | 30%               |                          |                       | 2037                      | **                    | 1                  | \$3,400               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside Perimeter</i>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                                                     | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                                                                  | 30%               |                          |                       | 2037                      | **                    | 1-3                | \$5,700               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Toilets, Basement</i>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells, Smoke Detectors, Strobe Lights And Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>HTHW/HW                                                                  | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : High Temperature Water From Adjacent Building Kennedy Hall Gymnasium</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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| <b>Mechanical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment                                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW Exchanger                                                      | 100%              | 0-2                      | \$7,900               | 2047                      | **                    | 2                  | \$1,500               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 30%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Equipment Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Equipment Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Obsolete Unit On Extended Life Time.</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump                                                      | 95%               |                          |                       | 2042                      | **                    |                    |                       |                 |
| Steam Piping/Pump                                                      | 5%                | 0-2                      | \$7,200               | 2062                      | **                    |                    |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : And Leaking In Equipment Room.</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Vacuum Pump In Equipment Room.</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator                                                     | 75%               |                          |                       | 2037                      | **                    | 1                  | \$7,400               |                 |
| Fan Coil Unit/Heat                                                     | 25%               |                          |                       | 2032                      | \$185,400             | 1                  | \$2,500               |                 |
| <b>Air Conditioning</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| District Chilled Water                                                 | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chilled Water From Adjacent Medical Arts Building</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                                                 | 100%              |                          |                       | 2042                      | **                    | 4                  | \$1,500               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Entrance</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Supplied From Medical Arts Building</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>                                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht                                                    | 100%              |                          |                       | 2032                      | \$580,500             | 1                  | \$18,900              |                 |
| <b>Ventilation</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                                     | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$17,100              |                 |
| Exhaust Fans                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior                                                               | 80%               |                          |                       | 2032                      | \$106,100             | 2                  | \$800                 |                 |
| No Component                                                           | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper                                                           | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW                                                                | 100%              |                          |                       | 2032                      | \$83,900              |                    |                       |                 |
| Sanitary Piping                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron                                                              | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TECHNOLOGY BLDG**  
**Asset # : 2647**

| <b>Mechanical</b>                    |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>         | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Plumbing                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping<br>Cast Iron      | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Backflow Preventer<br>Not Accessible | 100%              |                          |                       |                           |                       |                    |                       |                 |
| 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$207,600             |
| Electrical            |                       | \$103,400             |
| Site Pavements        | \$293,000             |                       |
| <b>Total</b>          | <b>\$293,000</b>      | <b>\$311,100</b>      |
| Importance Code A     |                       | \$207,600             |
| Importance Code B     |                       | \$103,400             |
| Importance Code C     | \$293,000             |                       |
| <b>Total</b>          | <b>\$293,000</b>      | <b>\$311,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b>  | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|-----------------|-----------------|----------------|-----------------|
| Exterior Architecture | \$34,800        | \$1,400         |                |                 |
| Interior Architecture |                 | \$14,100        | \$1,100        |                 |
| Electrical            | \$900           | \$700           | \$800          | \$35,900        |
| Mechanical            | \$30,400        | \$2,000         | \$1,300        | \$32,800        |
| Site Pavements        | \$17,200        |                 |                |                 |
| <b>Total</b>          | <b>\$83,200</b> | <b>\$18,200</b> | <b>\$3,200</b> | <b>\$68,600</b> |
| Importance Code A     | \$34,800        | \$1,400         |                |                 |
| Importance Code B     | \$31,200        | \$16,800        | \$2,500        | \$68,600        |
| Importance Code C     | \$17,200        |                 | \$700          |                 |
| <b>Total</b>          | <b>\$83,200</b> | <b>\$18,200</b> | <b>\$3,200</b> | <b>\$68,600</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
**\*\* Replacement cost estimated to be beyond ten years is not included in this report.**

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

| Architecture                                                          |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                 | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                              |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 5%         |                   |                | LIFE               | **             | 5           | \$4,500        |          |
| Masonry: Brick                                                        | 10%        | 2-4               | \$7,300        | LIFE               | **             | 5           | \$1,800        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Asap Front And Rear Entry</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                           | 80%        | Now               | \$18,800       | 2052               | **             | 5           | \$27,200       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                          |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                   | 5%         |                   |                | 2045               | **             | 5           | \$2,800        |          |
| Windows                                                               |            |                   |                |                    |                |             |                |          |
| Aluminum                                                              | 100%       | Now               | \$8,700        | 2040               | **             | 5           | \$900          |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Asap Office</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Asap Office</i>                                         |            |                   |                |                    |                |             |                |          |
| Roof                                                                  |            |                   |                |                    |                |             |                |          |
| Roll Roofing                                                          | 100%       |                   |                | 2028               |                | 5           | \$54,600       |          |
| Interior                                                              |            |                   |                |                    |                |             |                |          |
| Floors                                                                |            |                   |                |                    |                |             |                |          |
| Carpet                                                                | 50%        |                   |                | 2031               |                | 3           | \$11,900       |          |
| Carpet                                                                | 15%        |                   |                | 2028               |                | 3           | \$3,600        |          |
| Ceramic Tile                                                          | 5%         |                   |                | 2041               | **             | 5           | \$800          |          |
| Vinyl Tile                                                            | 25%        |                   |                | 2037               | **             | 3           | \$1,500        |          |
| Wood                                                                  | 5%         |                   |                | 2060               | **             | 5           | \$1,500        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Bookstore</i>                                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Engineered Wood Floor</i>                            |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                        |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                          | 5%         |                   |                | 2041               | **             | 5           | \$1,300        |          |
| Gypsum Board                                                          | 20%        |                   |                | LIFE               | **             | 5           | \$3,100        |          |
| Metal Panel                                                           | 75%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings                                                              |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In                                                  | 100%       |                   |                | 2045               | **             | 5           | \$15,400       |          |
| Site Enclosure                                                        |            |                   |                |                    |                |             |                |          |
| Fence/Gates                                                           |            |                   |                |                    |                |             |                |          |
| Aluminum Picket                                                       | 100%       |                   |                | 2052               | **             |             |                |          |
| Site Pavements                                                        |            |                   |                |                    |                |             |                |          |
| Public Sidewalk                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       |                   |                | 2045               | **             |             |                |          |
| On-Site Walkways                                                      |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                                | 100%       | 2-4               | \$17,200       | 2037               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Ramps, Walks And Steps</i>                              |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

| Architecture          | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |

## Site Pavements

Parking/Driveway  
Asphalt

100% 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 |                | Maintenance |                | Priority |
|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |

## Under 600 Volts

Service Equipment  
Fused Disc Sw

100% 2032 \$3,700 5

*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Fused Disc Sw

100% 2032 \$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, Extent : N/A, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

LED

10% 2037 \*\*

Egress Lighting

Emergency, Battery

50% 2032 \$8,600 10 \$1,300

Exit, Service

50% 2032 \$1,700 1

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

| <b>Electrical</b>                       |                                                                  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------|------------------------------------------------------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>            | <b>% of Total</b>                                                | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Lighting</b>                         |                                                                  |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>Fluorescent        | 10%                                                              |                          |                       | 2027                      | \$4,100               | 10                 | \$100                 |                 |
|                                         | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Location : Door Entrance</i>                                  |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Explanation : Compact Fluorescent Lights</i>                  |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                             | 10%                                                              |                          |                       | 2027                      | \$4,100               | 10                 | \$100                 |                 |
|                                         | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Location : Front Of The Building</i>                          |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Explanation : T-8 Lamps</i>                                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                            | 80%                                                              |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                            |                                                                  |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component         | 80%                                                              |                          |                       |                           |                       |                    |                       |                 |
| Generic                                 | 20%                                                              |                          |                       | 2037                      | **                    | 1                  | \$800                 |                 |
|                                         | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Location : Hallways And Outside Perimeter</i>                 |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Explanation : CCTV Surveillance Cameras</i>                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Analog | 100%                                                             |                          |                       | 2027                      | \$26,600              | 1-3                | \$6,700               |                 |
|                                         | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Location : Throughout The Building</i>                        |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Explanation : Manual Pull Stations, Alarm Bells</i>           |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>                       |                                                                  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>            | <b>% of Total</b>                                                | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>                          |                                                                  |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas            | 100%                                                             |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Not Accessible  | 100%                                                             |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>       |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Location : In The Ceiling</i>                                 |                          |                       |                           |                       |                    |                       |                 |
|                                         | <i>Explanation : 2 Furnace Units Built Into The Air Handlers</i> |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers      | 100%                                                             |                          |                       | LIFE                      | **                    | 2-5                | \$5,900               |                 |
| <b>Air Conditioning</b>                 |                                                                  |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity            | 100%                                                             |                          |                       | 2040                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY W**  
**Asset # : 2088**

| <b>Mechanical</b>       |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                           |                | <b>Maintenance</b>    |                    | <b>Priority</b> |
|-------------------------|-----------------------------|-----------------------|--------------------------|---------------------------------------------------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>System</b>           | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                               | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> |                 |
| Air Conditioning        | Conversion Equipment        |                       |                          |                                                                     |                |                       |                    |                 |
|                         | Reciprocating Compr/Chiller | 100%                  | 0-2                      | \$30,400                                                            | 2042           | **                    | 1                  | \$4,400         |
|                         |                             |                       |                          | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>         |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Location : Leaking Refrigerant</i>                               |                |                       |                    |                 |
|                         |                             |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>    |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Location : On Side Of The Building</i>                           |                |                       |                    |                 |
|                         |                             |                       |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>       |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Location : 2 Units On Side Of The Building</i>                   |                |                       |                    |                 |
| Terminal Devices        | Not Accessible              | 100%                  |                          |                                                                     |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 0%</i>          |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Location : Ceiling</i>                                           |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Explanation : 2 Air Handler Units With Built In Gas Furnaces</i> |                |                       |                    |                 |
| Heat Rejection          | Air Cooled Condenser Unit   | 100%                  |                          |                                                                     | 2027           | \$29,800              | 2                  | \$7,300         |
|                         |                             |                       |                          | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Location : Side Of The Building</i>                              |                |                       |                    |                 |
|                         |                             |                       |                          | <i>Explanation : 2 Units. R-22 Is Used As Refrigerant</i>           |                |                       |                    |                 |
| Ventilation             | Exhaust Fans                |                       |                          |                                                                     |                |                       |                    |                 |
|                         | Roof                        | 5%                    |                          |                                                                     | 2027           | \$1,000               | 2                  |                 |
|                         | No Component                | 95%                   |                          |                                                                     |                |                       |                    |                 |
| Plumbing                | H/C Water Piping            |                       |                          |                                                                     |                |                       |                    |                 |
|                         | Brass/Copper                | 100%                  |                          |                                                                     | 2042           | **                    | 1                  |                 |
| Water Heater With Tanks | Not Accessible              | 100%                  |                          |                                                                     |                |                       |                    |                 |
| Sanitary Piping         | Cast Iron                   | 100%                  |                          |                                                                     | LIFE           | **                    | 1                  |                 |
| Fixtures                | Generic                     | 100%                  |                          |                                                                     |                |                       |                    |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$82,400              | \$207,600             |
| Interior Architecture |                       | \$502,000             |
| Electrical            |                       | \$140,000             |
| <b>Total</b>          | <b>\$82,400</b>       | <b>\$849,600</b>      |
| Importance Code A     | \$82,400              | \$207,600             |
| Importance Code B     |                       | \$642,000             |
| <b>Total</b>          | <b>\$82,400</b>       | <b>\$849,600</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$43,100        | \$1,400        |                |                 |
| Interior Architecture | \$19,800        |                | \$100          | \$2,700         |
| Electrical            | \$400           | \$300          | \$400          | \$16,000        |
| Mechanical            | \$1,100         | \$1,100        | \$2,100        | \$24,200        |
| Site Pavements        | \$6,900         |                |                |                 |
| <b>Total</b>          | <b>\$71,300</b> | <b>\$2,900</b> | <b>\$2,600</b> | <b>\$42,900</b> |
| Importance Code A     | \$43,100        | \$1,400        |                |                 |
| Importance Code B     | \$21,300        | \$1,500        | \$2,600        | \$42,900        |
| Importance Code C     | \$6,900         |                |                |                 |
| <b>Total</b>          | <b>\$71,300</b> | <b>\$2,900</b> | <b>\$2,600</b> | <b>\$42,900</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

| <b>Architecture</b>                                                   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel                                                           | 95%               | 2-4                      | \$22,300              | 2042                      | **                    | 5                  | \$32,300              |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Base</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East And South Facade</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Paint Peeling, Extent : Light, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Coiling Doors                                                   | 5%                |                          |                       | 2045                      | **                    | 5                  | \$2,800               |                 |
| <b>Windows</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel                                                                 | 100%              | Now                      | \$82,400              | 2057                      | **                    | 5                  | \$11,700              |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Roof</b>                                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Roll Roofing                                                          | 100%              | Now                      | \$20,800              | 2028                      | \$207,600             | 5                  | \$27,300              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Testing Side</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                                | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$1,700               |                 |
| Mosaic Tile                                                           | 5%                |                          |                       | 2037                      | **                    | 5                  | \$2,000               |                 |
| Vinyl Tile                                                            | 85%               | 4+                       | \$7,300               | 2032                      | \$364,900             | 3                  | \$5,100               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile 9" X 9"                                                    | 5%                |                          |                       | 2032                      | \$137,100             | 3                  | \$300                 |                 |
| <b>Interior Walls</b>                                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete Masonry Unit                                                 | 35%               |                          |                       | LIFE                      | **                    | 5                  | \$3,700               |                 |
| Metal Panel                                                           | 65%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>                                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                  | 100%              | 0-2                      | \$12,500              | 2037                      | **                    | 5                  | \$7,700               |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Classrooms And Testing</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                          |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**

**Asset # : 2089**

| <b>Architecture</b>                                               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| 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                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Walkways</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>                                                      |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                           | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                          | 100%              |                          |                       | 2032                      | \$42,300              | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch In The Switchboard</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| 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              |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| 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%               |                          |                       |                           |                       |                    |                       |                 |

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Alarm**

## Security System

No Component

80%

Generic

20%

2032

\$4,700

1

\$1,000

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2027

\$9,700

1-3

\$2,400

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Hallways**Explanation : Alarm Bells And Manual Pull Stations*

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |

**Heating**

## Energy Source

Natural Gas

100%

2042

\* \*

1

## Conversion Equipment

Not Accessible

100%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Furnace Units Built Into Ceiling Handler Units*

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$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

\* \*

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Outside Of The Building**Explanation : 2 Units. R-410a*

## Terminal Devices

Fan Coil - 2 Pipe

50%

2037

\* \*

1

\$2,100

Not Accessible

50%

*Other Observation, Extent : N/A, Area Affected : 0%**Location : In The Ceiling**Explanation : 2 Ceiling Air Handlers With Built In Gas Furnaces*

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Y2**  
**Asset # : 2089**

| <b>Mechanical</b>              |                           | <b>Current Repair</b>                                        |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------------|---------------------------|--------------------------------------------------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                  | <b>Component Type</b>     | <b>% of Total</b>                                            | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>        |                           |                                                              |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>          |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit | 50%                                                          |                          |                           | 2037           | **                    | 2                  | \$4,500               |
|                                |                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                                |                           | <i>Location : At Side Of Building</i>                        |                          |                           |                |                       |                    |                       |
|                                |                           | <i>Explanation : 3 Units</i>                                 |                          |                           |                |                       |                    |                       |
|                                | Air Cooled Condenser Unit | 50%                                                          |                          |                           | 2040           | **                    | 2                  | \$4,500               |
|                                |                           | <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                                |                           | <i>Location : At Side Of Building</i>                        |                          |                           |                |                       |                    |                       |
|                                |                           | <i>Explanation : 2 Units</i>                                 |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>             |                           |                                                              |                          |                           |                |                       |                    |                       |
| <b>Exhaust Fans</b>            |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Roof                      | 5%                                                           |                          |                           | 2037           | **                    | 2                  |                       |
|                                | No Component              | 95%                                                          |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>                |                           |                                                              |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>        |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Brass/Copper              | 100%                                                         |                          |                           | 2042           | **                    | 1                  |                       |
| <b>Water Heater With Tanks</b> |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Electric                  | 100%                                                         |                          |                           | 2027           | \$23,100              | 4                  |                       |
| <b>Sanitary Piping</b>         |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Cast Iron                 | 100%                                                         |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Fixtures</b>                |                           |                                                              |                          |                           |                |                       |                    |                       |
|                                | Generic                   | 100%                                                         |                          |                           |                |                       |                    |                       |

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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

| <b>CAPITAL</b>        | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$160,100             |
| Interior Architecture |                       | \$280,000             |
| Electrical            |                       | \$94,400              |
| Mechanical            | \$142,100             | \$117,000             |
| <b>Total</b>          | <b>\$142,100</b>      | <b>\$651,500</b>      |
| Importance Code A     |                       | \$160,100             |
| Importance Code B     | \$142,100             | \$491,400             |
| <b>Total</b>          | <b>\$142,100</b>      | <b>\$651,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$70,600        | \$1,500        |                |                 |
| Interior Architecture | \$22,500        | \$800          | \$100          | \$2,400         |
| Electrical            | \$300           | \$200          | \$300          | \$6,800         |
| Mechanical            | \$800           | \$700          | \$3,600        | \$50,900        |
| Site Pavements        | \$2,300         |                |                |                 |
| <b>Total</b>          | <b>\$96,400</b> | <b>\$3,200</b> | <b>\$3,900</b> | <b>\$60,200</b> |
| Importance Code A     | \$71,000        | \$1,900        | \$400          | \$26,800        |
| Importance Code B     | \$23,000        | \$1,300        | \$3,400        | \$33,500        |
| Importance Code C     | \$2,300         |                | \$100          |                 |
| <b>Total</b>          | <b>\$96,400</b> | <b>\$3,200</b> | <b>\$3,900</b> | <b>\$60,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

| Architecture                                                         |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|----------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior                                                             |            |                   |                |                    |                |             |                |          |
| Exterior Walls                                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                               | 5%         | 4+                | \$2,800        | LIFE               | **             | 5           | \$4,800        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Building</i>                                   |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                          | 90%        | 0-2               | \$22,600       | 2042               | **             | 5           | \$32,700       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Base Of Building</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : At Building Base</i>                                   |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors                                                  | 5%         |                   |                | 2045               | **             | 5           | \$3,000        |          |
| Windows                                                              |            |                   |                |                    |                |             |                |          |
| Steel                                                                | 100%       | Now               | \$44,300       | 2057               | **             | 5           | \$6,300        |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                         |            |                   |                |                    |                |             |                |          |
| Roof                                                                 |            |                   |                |                    |                |             |                |          |
| Roll Roofing                                                         | 100%       |                   |                | 2028               | \$160,100      | 5           | \$42,100       |          |
| Soffits                                                              |            |                   |                |                    |                |             |                |          |
| Metal Panel                                                          | 100%       | Now               | \$900          | 2052               | **             | 5           | \$3,300        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Corner Of Building</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 2%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Northeast Corner Of Building</i>                       |            |                   |                |                    |                |             |                |          |
| Interior                                                             |            |                   |                |                    |                |             |                |          |
| Floors                                                               |            |                   |                |                    |                |             |                |          |
| Mosaic Tile                                                          | 5%         |                   |                | 2045               | **             | 5           | \$1,500        |          |
| Vinyl Tile                                                           | 85%        | 4+                | \$5,600        | 2032               | \$280,000      | 3           | \$3,900        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>                                          |            |                   |                |                    |                |             |                |          |
| Wood                                                                 | 10%        |                   |                | 2047               | **             | 5           | \$2,300        |          |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Shadow Theatre</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Plywood Sheathing</i>                               |            |                   |                |                    |                |             |                |          |
| Interior Walls                                                       |            |                   |                |                    |                |             |                |          |
| Ceramic Tile                                                         | 1%         |                   |                | 2041               | **             | 5           | \$200          |          |
| Concrete Masonry Unit                                                | 15%        |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| Gypsum Board                                                         | 49%        |                   |                | LIFE               | **             | 5           | \$5,700        |          |
| Metal Panel                                                          | 10%        |                   |                | LIFE               | **             |             |                |          |
| Plaster                                                              | 25%        |                   |                | LIFE               | **             | 5           | \$1,400        |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

| <b>Architecture</b>                                                 |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                        | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>                                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In                                                | 85%               | 4+                       | \$16,900              | 2037                      | **                    | 5                  | \$5,200               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board                                                        | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| <b>Site Enclosure</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel                                                | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Walkway Guard Rails</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Pipe Rail</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                             | 55%               | Now                      | \$2,300               | 2045                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Areas Around The Building</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Ponding, Extent : Moderate, Area Affected : 5%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Area</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Area</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete                                              | 45%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>                                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt                                                             | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |

| <b>Electrical</b>                                                         |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                              | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>                                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 100%              |                          |                       | 2032                      | \$3,700               | 5                  |                       |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 100%              |                          |                       | 2032                      | \$42,300              | 5                  |                       |                 |
| <b>Raceway</b>                                                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit                                                                   | 100%              |                          |                       | 2032                      | \$36,000              | 1                  |                       |                 |
| <b>Panelboards</b>                                                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                                                             | 10%               |                          |                       | 2048                      | **                    | 5                  |                       |                 |
| Molded Case Bkrs                                                          | 30%               |                          |                       | 2040                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs                                                          | 60%               |                          |                       | 2031                      | \$11,700              | 5                  | \$100                 |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

| <b>Electrical</b>                                            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                 | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| 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               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| 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                 |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside Perimeter</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component                                                 | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog                                              | 30%               |                          |                       | 2027                      | \$6,500               | 1-3                | \$1,700               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Manual Pull Stations, Alarm Bells</i>       |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>                                                     |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-----------------------------------------------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                                                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                                                           | 100%              |                          |                       | 2042                      | **                    | 1                  |                       |                 |
| Conversion Equipment                                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace                                                               | 100%              |                          |                       | 2027                      | \$26,300              | 1                  | \$4,300               |                 |
| <i>Other Observation, Extent : N/A, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Side Of The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units Built Into Air Conditioning Package Unit</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Conditioning                                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                                                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity                                                           | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |

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**CITY UNIVERSITY OF NEW YORK - 042**  
**QUEENSBOROUGH COMMUNITY COLLEGE TEMPORARY #Z**  
**Asset # : 2104**

| Mechanical<br>System<br>Component<br>Type | Current Repair |                                                                 | Future Replacement |            | Maintenance    |                | Priority |
|-------------------------------------------|----------------|-----------------------------------------------------------------|--------------------|------------|----------------|----------------|----------|
|                                           | % of<br>Total  | Fail Date<br>(Years)                                            | Estimated Cost     | Year<br>FY | Estimated Cost | Cycle<br>(Yrs) |          |
| <b>Air Conditioning</b>                   |                |                                                                 |                    |            |                |                |          |
| Conversion Equipment                      |                |                                                                 |                    |            |                |                |          |
| Ext Pkg Unit -<br>Heating/Cooling         | 100%           |                                                                 |                    | 2027       | \$142,100      | 2              | \$500    |
|                                           |                | <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                    |            |                |                |          |
|                                           |                | <i>Location : Package Unit At Side Of The Building</i>          |                    |            |                |                |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                    |            |                |                |          |
|                                           |                | <i>Location : Side Of The Building</i>                          |                    |            |                |                |          |
|                                           |                | <i>Explanation : 3 Package Units With Built In Gas Furnaces</i> |                    |            |                |                |          |
| <b>Distribution</b>                       |                |                                                                 |                    |            |                |                |          |
| Ductwork/Diffusers                        | 100%           |                                                                 |                    | LIFE       | **             | 2              | \$11,300 |
| <b>Ventilation</b>                        |                |                                                                 |                    |            |                |                |          |
| Exhaust Fans                              |                |                                                                 |                    |            |                |                |          |
| Roof                                      | 5%             |                                                                 |                    | 2027       | \$800          | 2              |          |
| No Component                              | 95%            |                                                                 |                    |            |                |                |          |
| <b>Plumbing</b>                           |                |                                                                 |                    |            |                |                |          |
| H/C Water Piping                          |                |                                                                 |                    |            |                |                |          |
| Brass/Copper                              | 100%           |                                                                 |                    | 2042       | **             | 1              |          |
| <b>Water Heater With Tanks</b>            |                |                                                                 |                    |            |                |                |          |
| Electric                                  | 100%           |                                                                 |                    | 2027       | \$23,100       | 4              |          |
|                                           |                | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>    |                    |            |                |                |          |
|                                           |                | <i>Location : In The Ceiling</i>                                |                    |            |                |                |          |
|                                           |                | <i>Explanation : 1 Unit</i>                                     |                    |            |                |                |          |
| <b>Sanitary Piping</b>                    |                |                                                                 |                    |            |                |                |          |
| Cast Iron                                 | 100%           |                                                                 |                    | LIFE       | **             | 1              |          |
| <b>Fixtures</b>                           |                |                                                                 |                    |            |                |                |          |
| Generic                                   | 100%           |                                                                 |                    |            |                |                |          |
| <b>Fire Suppression</b>                   |                |                                                                 |                    |            |                |                |          |
| Sprinkler                                 |                |                                                                 |                    |            |                |                |          |
| Generic                                   | 100%           |                                                                 |                    | 2032       | \$117,000      | 1-2            | \$2,400  |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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** :

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$65,300              | \$708,300             |
| <b>Total</b>      | <b>\$65,300</b>       | <b>\$708,300</b>      |
| Importance Code B | \$65,300              | \$708,300             |
| <b>Total</b>      | <b>\$65,300</b>       | <b>\$708,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$12,800        | \$1,200        | \$3,100        |                |
| <b>Total</b>      | <b>\$12,800</b> | <b>\$1,200</b> | <b>\$3,100</b> |                |
| Importance Code A |                 |                |                |                |
| Importance Code B | \$12,800        | \$1,200        | \$3,100        |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$12,800</b> | <b>\$1,200</b> | <b>\$3,100</b> |                |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13549**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |                                                                                 | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---------------------------------------------------------------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>                                                           | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Revetment                    |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Stone                        | 5%                |                          |                                                                                 | LIFE                      | **                    | 5                  | \$300                 |                 |
| No Component                 | 95%               |                          |                                                                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Sheet Piles                  |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Steel                        | 55%               |                          |                                                                                 | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Corrosion, Extent : Moderate, Area Affected : 20%</i>                        |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Primarily At Outer Flanges And Knuckles Above Wale</i>            |                           |                       |                    |                       |                 |
| Not Accessible               | 45%               |                          |                                                                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Wales                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Steel                        | 90%               |                          |                                                                                 | LIFE                      | **                    | 5                  | \$23,900              |                 |
|                              |                   |                          | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>                        |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Entire Wale</i>                                                   |                           |                       |                    |                       |                 |
| Not Accessible               | 10%               |                          |                                                                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Pile Caps                    |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Concrete                     | 95%               |                          |                                                                                 | LIFE                      | **                    | 5                  | \$3,200               |                 |
|                              |                   |                          | <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 10%</i>             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Efflorescence And Moss Growth Along Offshore Face Of Pile Cap</i> |                           |                       |                    |                       |                 |
| Steel                        | 3%                |                          |                                                                                 | 2033                      | \$30,700              | 5                  | \$300                 |                 |
| No Component                 | 2%                |                          |                                                                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Fill                         |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |                                                                                 |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Surface                      |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Concrete                     | 48%               |                          |                                                                                 | 2041                      | **                    | 5                  | \$6,200               |                 |
|                              |                   |                          | <i>Cracking, Extent : Light, Area Affected : 5%</i>                             |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations Along Walkway</i>                              |                           |                       |                    |                       |                 |
| Concrete                     | 2%                | 4+                       | \$10,100                                                                        | 2047                      | **                    | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 50%</i>                          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Access Path At Dock Entrance</i>                                  |                           |                       |                    |                       |                 |
| Topsoil                      | 46%               |                          |                                                                                 | 2030                      | \$50,900              | 5                  | \$2,400               |                 |
| Topsoil                      | 4%                | 4+                       | \$2,700                                                                         | 2032                      | \$4,400               | 5                  | \$100                 |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 20%</i>                          |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : 270 To 310 Feet From West End And Isolated Locations</i>          |                           |                       |                    |                       |                 |
| <hr/>                        |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Railing                      |                   |                          |                                                                                 |                           |                       |                    |                       |                 |
| Steel                        | 100%              | 2-4                      | \$65,300                                                                        | 2030                      | \$652,900             |                    |                       |                 |
|                              |                   |                          | <i>Corrosion, Extent : Moderate, Area Affected : 10%</i>                        |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Post Connections</i>                                     |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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** :

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$452,900             | \$433,900             |
| <b>Total</b>      | <b>\$452,900</b>      | <b>\$433,900</b>      |
| Importance Code A | \$305,400             |                       |
| Importance Code B | \$147,500             | \$433,900             |
| <b>Total</b>      | <b>\$452,900</b>      | <b>\$433,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2024</b>  | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-------------------|-----------------|----------------|-----------------|----------------|
| Bulkheads         | \$58,800        | \$3,400        | \$23,700        | \$7,200        |
| <b>Total</b>      | <b>\$58,800</b> | <b>\$3,400</b> | <b>\$23,700</b> | <b>\$7,200</b> |
| Importance Code A | \$1,300         |                | \$12,900        |                |
| Importance Code B | \$9,600         | \$3,400        | \$10,800        | \$7,200        |
| Importance Code C | \$47,900        |                |                 |                |
| <b>Total</b>      | <b>\$58,800</b> | <b>\$3,400</b> | <b>\$23,700</b> | <b>\$7,200</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
**\*\* Replacement cost estimated to be beyond ten years is not included in this report.**

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13550**

| <b>Bulkheads</b>                                                                  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------------------------------------------------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>                                                                     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Structural</b>                                                                 |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Gravity Wall</b>                                                               |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Concrete              | 75%                   |                          |                           | LIFE           | **                    | 5                  | \$5,700               |
|                                                                                   | Concrete              | 10%                   | 4+                       | \$111,500                 | LIFE           | **                    | 5                  | \$800                 |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>                           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Multiple Sections Along Offshore Edge</i>                           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Cracking With Efflorescence And Delamination</i>                 |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Multiple Sections Along Offshore Edge</i>                           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Cracking With Efflorescence And Delamination</i>                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | No Component          | 15%                   |                          |                           |                |                       |                    |                       |
| <b>Revetment</b>                                                                  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Stone                 | 80%                   |                          |                           | LIFE           | **                    | 5                  | \$9,100               |
|                                                                                   | Stone                 | 5%                    | 4+                       | \$47,900                  | LIFE           | **                    | 5                  | \$600                 |
| <i>Settlement, Extent : Light, Area Affected : 50%</i>                            |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 85 Foot Section, 106 Feet From South End Of Sheet Pile Bulkhead</i> |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | No Component          | 15%                   |                          |                           |                |                       |                    |                       |
| <b>Sheet Piles</b>                                                                |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Steel                 | 15%                   | 4+                       | \$138,500                 | LIFE           | **                    |                    |                       |
| <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>                          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Splash Zone</i>                                                     |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Steel                 | 2%                    | Now                      | \$55,400                  | LIFE           | **                    |                    |                       |
| <i>Corrosion, Extent : Severe, Area Affected : 10%</i>                            |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Holes In Sheeting 830, 834, 1105, And 1115 Feet From North End</i>  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | No Component          | 83%                   |                          |                           |                |                       |                    |                       |
| <b>Pile Caps</b>                                                                  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Concrete              | 15%                   |                          |                           | LIFE           | **                    | 5                  | \$900                 |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                               |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 785 To 1106 Feet From North End</i>                                 |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | No Component          | 85%                   |                          |                           |                |                       |                    |                       |
| <b>Backfill</b>                                                                   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fill</b>                                                                       |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Not Accessible        | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Surface</b>                                                                    |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Asphalt               | 5%                    |                          |                           | 2041           | **                    | 5                  | \$1,100               |
| <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 25 To 765 Feet And 1131 To 1825 From North End</i>                  |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Concrete              | 95%                   |                          |                           | 2041           | **                    | 5                  | \$20,500              |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>                               |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Along Entire Length</i>                                             |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fender</b>                                                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Piles</b>                                                                      |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | Timber                | 15%                   |                          |                           | 2041           | **                    | 4                  | \$10,200              |
| <i>Rotting/Splitting, Extent : Light, Area Affected : 20%</i>                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Top 1 Foot Of Fender Piles</i>                                      |                       |                       |                          |                           |                |                       |                    |                       |
|                                                                                   | No Component          | 85%                   |                          |                           |                |                       |                    |                       |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042  
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13550**

| <b>Bulkheads</b>                     |                       | <b>Current Repair</b>        |                                                                | <b>Future Replacement</b> |                       | <b>Maintenance</b>     |                       |                 |
|--------------------------------------|-----------------------|------------------------------|----------------------------------------------------------------|---------------------------|-----------------------|------------------------|-----------------------|-----------------|
| <b>System<br/>Component<br/>Type</b> | <b>% of<br/>Total</b> | <b>Fail Date<br/>(Years)</b> | <b>Estimated Cost</b>                                          | <b>Year<br/>FY</b>        | <b>Estimated Cost</b> | <b>Cycle<br/>(Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Fender</b>                        |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Wales and Chocks                     |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Timber                               | 14%                   |                              |                                                                | 2035                      | * *                   | 4                      | \$14,400              |                 |
|                                      |                       |                              | <i>Rotting/Splitting, Extent : Light, Area Affected : 30%</i>  |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : Along Fender Section</i>                         |                           |                       |                        |                       |                 |
| Timber                               | 1%                    | Now                          | \$9,600                                                        | 2047                      | * *                   | 4                      | \$1,000               |                 |
|                                      |                       |                              | <i>Missing Part, Extent : Severe, Area Affected : 100%</i>     |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : 10 Foot Section Of Missing Wales And Chocks</i>  |                           |                       |                        |                       |                 |
| No Component                         | 85%                   |                              |                                                                |                           |                       |                        |                       |                 |
| <b>Deck Elements</b>                 |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Railing                              |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Concrete                             | 15%                   |                              |                                                                | 2033                      |                       |                        | \$65,100              |                 |
| Concrete                             | 85%                   | 2-4                          | \$147,500                                                      | 2033                      |                       |                        | \$368,800             |                 |
|                                      |                       |                              | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>        |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : Widespread At Concrete Posts</i>                 |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : Chains Between Posts</i>                         |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Explanation : Corrosion</i>                                 |                           |                       |                        |                       |                 |
| <b>Electrical</b>                    |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Lighting Fixture                     |                       |                              |                                                                |                           |                       |                        |                       |                 |
| Sodium                               | 100%                  | 4+                           | \$1,300                                                        | 2026                      |                       |                        | \$12,900              |                 |
|                                      |                       |                              | <i>Other Observation, Extent : Light, Area Affected : 15%</i>  |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Location : 3 Of 4 Fixtures</i>                              |                           |                       |                        |                       |                 |
|                                      |                       |                              | <i>Explanation : Handhole Covers Missing</i>                   |                           |                       |                        |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

Print Date : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**Asset Name** : KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD  
**Address** : SOUTH SIDE (ATLANTIC OCEAN)  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : CUN0003.030 / 13551 **Yr Built/Renovated** :  
**Linear Ft** : 1,535 **Project Type** : CITY UNIVERSITY OF NEW YORK  
**Date of Survey** : 04-Dec-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 8760 **Lot** : 60 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$264,000             | \$299,800             |
| <b>Total</b>      | <b>\$264,000</b>      | <b>\$299,800</b>      |
| Importance Code A | \$117,400             |                       |
| Importance Code B | \$146,600             | \$299,800             |
| <b>Total</b>      | <b>\$264,000</b>      | <b>\$299,800</b>      |

| <b>EXPENSE</b>    | <b>FY 2024</b> | <b>FY 2025</b> | <b>FY 2026</b>  | <b>FY 2027</b> |
|-------------------|----------------|----------------|-----------------|----------------|
| Bulkheads         | \$7,100        | \$300          | \$19,700        |                |
| <b>Total</b>      | <b>\$7,100</b> | <b>\$300</b>   | <b>\$19,700</b> |                |
| Importance Code A | \$300          |                | \$12,900        |                |
| Importance Code B | \$6,900        | \$300          | \$6,800         |                |
| Importance Code C |                |                |                 |                |
| <b>Total</b>      | <b>\$7,100</b> | <b>\$300</b>   | <b>\$19,700</b> |                |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
**\*\* Replacement cost estimated to be beyond ten years is not included in this report.**

**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13551**

| <b>Bulkheads</b>     |                       | <b>Current Repair</b>                                                            |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|----------------------|-----------------------|----------------------------------------------------------------------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>        | <b>Component Type</b> | <b>% of Total</b>                                                                | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Structural</b>    |                       |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Gravity Wall          |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Concrete              | 65%                                                                              | 4+                       | \$117,400                 | LIFE           | **                    | 5                  | \$4,000               |
|                      |                       | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                          |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : At Top Offshore Edge</i>                                           |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                           |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : 250 Feet From East End</i>                                         |                          |                           |                |                       |                    |                       |
|                      | Concrete              | 15%                                                                              |                          |                           | LIFE           | **                    | 5                  | \$900                 |
|                      | No Component          | 20%                                                                              |                          |                           |                |                       |                    |                       |
|                      | <hr/>                 |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Revetment             |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Stone                 | 75%                                                                              |                          |                           | LIFE           | **                    | 5                  | \$6,900               |
|                      | No Component          | 25%                                                                              |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Other Observation, Extent : N/A, Area Affected : 100%</i>                     |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : West End</i>                                                       |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Explanation : No Revetment At Beach</i>                                       |                          |                           |                |                       |                    |                       |
|                      | <hr/>                 |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Backfill</b>      |                       |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Fill                  |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Not Accessible        | 100%                                                                             |                          |                           |                |                       |                    |                       |
|                      | <hr/>                 |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Surface               |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Asphalt               | 31%                                                                              |                          |                           | 2041           | **                    | 5                  | \$5,400               |
|                      |                       | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                          |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : Throughout Deck Surface</i>                                        |                          |                           |                |                       |                    |                       |
|                      | Concrete              | 47%                                                                              |                          |                           | 2041           | **                    | 5                  | \$8,200               |
|                      | Concrete              | 8%                                                                               | 4+                       | \$6,900                   | 2041           | **                    | 5                  | \$700                 |
|                      |                       | <i>Settlement, Extent : Moderate, Area Affected : 100%</i>                       |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : At Railings 500 To 570 Feet And 735 And 805 Feet From East End</i> |                          |                           |                |                       |                    |                       |
|                      | Topsoil               | 7%                                                                               |                          |                           | 2030           | \$10,600              | 5                  | \$500                 |
|                      | No Component          | 7%                                                                               |                          |                           |                |                       |                    |                       |
|                      | <hr/>                 |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Deck Elements</b> |                       |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Railing               |                                                                                  |                          |                           |                |                       |                    |                       |
|                      | Concrete              | 60%                                                                              | 4+                       | \$84,300                  | 2033           | \$210,900             |                    |                       |
|                      |                       | <i>Cracking, Extent : Moderate, Area Affected : 10%</i>                          |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : Widespread At Concrete Posts</i>                                   |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : Chains Between Posts And One Isolated Disconnected Chain</i>       |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Explanation : Corrosion</i>                                                   |                          |                           |                |                       |                    |                       |
|                      | Steel                 | 5%                                                                               | 4+                       | \$17,800                  | 2030           | \$44,500              |                    |                       |
|                      |                       | <i>Corrosion, Extent : Moderate, Area Affected : 100%</i>                        |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : Bases Of Posts From 500 To 570 Feet From East End</i>              |                          |                           |                |                       |                    |                       |
|                      | Steel                 | 5%                                                                               | 0-2                      | \$44,500                  | 2032           | \$44,500              |                    |                       |
|                      |                       | <i>Corrosion, Extent : Severe, Area Affected : 100%</i>                          |                          |                           |                |                       |                    |                       |
|                      |                       | <i>Location : Offshore Face Of Railing From 730 To 800 Feet From East End</i>    |                          |                           |                |                       |                    |                       |
|                      | No Component          | 30%                                                                              |                          |                           |                |                       |                    |                       |
|                      | <hr/>                 |                                                                                  |                          |                           |                |                       |                    |                       |
| <b>Electrical</b>    |                       |                                                                                  |                          |                           |                |                       |                    |                       |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**CITY UNIVERSITY OF NEW YORK - 042  
KINGSBOROUGH COMMUNITY COLLEGE BULKHEAD**

**Asset # : 13551**

| <b>Bulkheads</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    |                       |                 |
|------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>    | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

Electrical

Lighting Fixture  
Sodium

100% 4+ \$300 2026 \$12,900

*Other Observation, Extent : Light, Area Affected : 5%*

*Location : 1 Of 4 Fixtures*

*Explanation : Missing Handhole Cover*

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a 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 : 14-Oct-2022

**CITY UNIVERSITY OF NEW YORK - FY 2023**

**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** :

| <b>CAPITAL</b>    | <b>FY 2024 - 2027</b> | <b>FY 2028 - 2033</b> |
|-------------------|-----------------------|-----------------------|
| Marinas/Docks     | \$85,700              | \$467,300             |
| <b>Total</b>      | <b>\$85,700</b>       | <b>\$467,300</b>      |
| Importance Code A | \$85,700              | \$255,900             |
| Importance Code C |                       | \$211,400             |
| <b>Total</b>      | <b>\$85,700</b>       | <b>\$467,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2024</b>   | <b>FY 2025</b> | <b>FY 2026</b> | <b>FY 2027</b>  |
|-------------------|------------------|----------------|----------------|-----------------|
| Marinas/Docks     | \$192,800        | \$2,000        | \$2,500        | \$31,900        |
| <b>Total</b>      | <b>\$192,800</b> | <b>\$2,000</b> | <b>\$2,500</b> | <b>\$31,900</b> |
| Importance Code A | \$159,000        |                | \$1,200        | \$17,700        |
| Importance Code B | \$20,500         | \$1,200        | \$100          | \$6,200         |
| Importance Code C | \$13,200         | \$800          | \$1,200        | \$8,000         |
| <b>Total</b>      | <b>\$192,800</b> | <b>\$2,000</b> | <b>\$2,500</b> | <b>\$31,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.*  
**\*\* Replacement cost estimated to be beyond ten years is not included in this report.**



**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT**  
**Asset # : 15280**

| Marinas/Docks                |            | Current Repair    |                                                                          | Future Replacement |                | Maintenance |                | Priority |
|------------------------------|------------|-------------------|--------------------------------------------------------------------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type        | % of Total | Fail Date (Years) | Estimated Cost                                                           | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Access Walkways              |            |                   |                                                                          |                    |                |             |                |          |
| Deck                         |            |                   |                                                                          |                    |                |             |                |          |
| Concrete                     | 42%        |                   |                                                                          | 2041               | **             | 5           | \$1,100        |          |
| Not Accessible               | 58%        |                   |                                                                          |                    |                |             |                |          |
| Gangways                     |            |                   |                                                                          |                    |                |             |                |          |
| Aluminum                     | 50%        |                   |                                                                          | 2052               | **             | 1-3         | \$3,800        |          |
|                              |            |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i>             |                    |                |             |                |          |
|                              |            |                   | <i>Location : Bottom Of Gangway To West Floats</i>                       |                    |                |             |                |          |
|                              |            |                   | <i>Explanation : Impact Damage</i>                                       |                    |                |             |                |          |
| Aluminum                     | 50%        | Now               | \$15,500                                                                 | 2062               | **             | 1-3         | \$3,700        |          |
|                              |            |                   | <i>Missing Components, Extent : Severe, Area Affected : 100%</i>         |                    |                |             |                |          |
|                              |            |                   | <i>Location : Gangway To East Floats Missing</i>                         |                    |                |             |                |          |
| Piles and Bracing            |            |                   |                                                                          |                    |                |             |                |          |
| Timber                       |            |                   |                                                                          |                    |                |             |                |          |
|                              | 50%        |                   |                                                                          | 2052               | **             | 4-5         | \$6,700        |          |
|                              |            |                   | <i>Other Observation, Extent : Light, Area Affected : 25%</i>            |                    |                |             |                |          |
|                              |            |                   | <i>Location : Tidal Zone</i>                                             |                    |                |             |                |          |
|                              |            |                   | <i>Explanation : Shell Peeling</i>                                       |                    |                |             |                |          |
| Not Accessible               | 50%        |                   |                                                                          |                    |                |             |                |          |
| Fender Piles, Wales and Choc |            |                   |                                                                          |                    |                |             |                |          |
| Timber                       | 100%       |                   |                                                                          | 2041               | **             | 3           | \$2,000        |          |
| Floating Docks               |            |                   |                                                                          |                    |                |             |                |          |
| Anchor Piles                 |            |                   |                                                                          |                    |                |             |                |          |
| Steel                        | 60%        | 4+                | \$24,800                                                                 | 2058               | **             | 3-5         | \$23,200       |          |
|                              |            |                   | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>                 |                    |                |             |                |          |
|                              |            |                   | <i>Location : Tidal Zone And Tops Of Piles</i>                           |                    |                |             |                |          |
| Not Accessible               | 40%        |                   |                                                                          |                    |                |             |                |          |
| Deck                         |            |                   |                                                                          |                    |                |             |                |          |
| Concrete                     | 100%       | 4+                | \$6,700                                                                  | 2041               | **             | 5           | \$155,600      |          |
|                              |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                   |                    |                |             |                |          |
|                              |            |                   | <i>Location : At West And East Floats Due To Gangway Impact</i>          |                    |                |             |                |          |
| Fenders                      |            |                   |                                                                          |                    |                |             |                |          |
| Rubber                       | 35%        |                   |                                                                          | 2030               | \$61,500       | 1-2         | \$7,000        |          |
| Rubber                       | 15%        | Now               | \$5,300                                                                  | 2032               | \$26,400       | 1-2         | \$2,700        |          |
|                              |            |                   | <i>Broken, Extent : Severe, Area Affected : 100%</i>                     |                    |                |             |                |          |
|                              |            |                   | <i>Location : Adjacent To Every Pile Guide And Isolated Areas</i>        |                    |                |             |                |          |
| Timber                       | 45%        |                   |                                                                          | 2030               | \$111,200      | 3           | \$26,000       |          |
| Timber                       | 5%         | Now               | \$600                                                                    | 2032               | \$12,400       | 3           | \$2,200        |          |
|                              |            |                   | <i>Rotting/Splitting, Extent : Severe, Area Affected : 100%</i>          |                    |                |             |                |          |
|                              |            |                   | <i>Location : Isolated Locations</i>                                     |                    |                |             |                |          |
| Floats/ Frames               |            |                   |                                                                          |                    |                |             |                |          |
| Steel                        | 100%       | Now               | \$85,700                                                                 | 2037               | **             | 5           | \$7,400        |          |
|                              |            |                   | <i>Damaged/Missing Pile Guide, Extent : Severe, Area Affected : 100%</i> |                    |                |             |                |          |
|                              |            |                   | <i>Location : All 18 Pile Guides Broken Or Missing</i>                   |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**CITY UNIVERSITY OF NEW YORK - 042**  
**KINGSBOROUGH COMMUNITY COLLEGE MARINA AND BOAT LIFT**  
**Asset # : 15280**

| Marinas/Docks                                                            |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------------------------------------------------|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                                    | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Floating Docks                                                           |            |                   |                |                    |                |             |                |          |
| Mooring Piles                                                            |            |                   |                |                    |                |             |                |          |
| Steel                                                                    | 100%       |                   |                | 2052               | **             | 5-10        | \$15,000       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Tidal Zone And Tops Of Piles</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion</i>                                           |            |                   |                |                    |                |             |                |          |
| Launch/Haulout                                                           |            |                   |                |                    |                |             |                |          |
| Fenders                                                                  |            |                   |                |                    |                |             |                |          |
| Timber                                                                   | 95%        |                   |                | 2030               | \$12,300       | 3           | \$17,300       |          |
| Timber                                                                   | 5%         | Now               | \$600          | 2032               | \$600          | 3           | \$700          |          |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Several Broken Elements</i>                                |            |                   |                |                    |                |             |                |          |
| Piles and Bracing                                                        |            |                   |                |                    |                |             |                |          |
| Timber                                                                   | 100%       |                   |                | 2052               | **             | 4           | \$244,200      |          |
| Runway                                                                   |            |                   |                |                    |                |             |                |          |
| Concrete                                                                 | 100%       |                   |                | 2052               | **             | 5           | \$1,000        |          |
| Deck Elements                                                            |            |                   |                |                    |                |             |                |          |
| Railing                                                                  |            |                   |                |                    |                |             |                |          |
| Steel                                                                    | 90%        |                   |                | 2030               | \$90,200       |             |                |          |
| <i>Missing Coating, Extent : Moderate, Area Affected : 25%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Approach Platform And Launch</i>                           |            |                   |                |                    |                |             |                |          |
| Steel                                                                    | 10%        | 2-4               | \$6,000        | 2030               | \$10,000       |             |                |          |
| <i>Corrosion, Extent : Severe, Area Affected : 80%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Primarily At Offshore End Of Launch And Isolated Areas</i> |            |                   |                |                    |                |             |                |          |
| Electrical                                                               |            |                   |                |                    |                |             |                |          |
| Conduit                                                                  |            |                   |                |                    |                |             |                |          |
| PVC                                                                      | 10%        | Now               | \$8,900        | 2030               | \$22,200       |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Between Approach Platform And West Dock, And At Launch</i> |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Disconnected / Broken</i>                               |            |                   |                |                    |                |             |                |          |
| Not Accessible                                                           | 90%        |                   |                |                    |                |             |                |          |
| Lighting Fixture                                                         |            |                   |                |                    |                |             |                |          |
| Incandescent                                                             | 100%       | Now               | \$6,600        | 2027               | \$6,600        |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 3 Broken Fixtures</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Broken</i>                                              |            |                   |                |                    |                |             |                |          |
| Electrical/Mech.                                                         |            |                   |                |                    |                |             |                |          |
| Power Supply/Bollards                                                    |            |                   |                |                    |                |             |                |          |
| Plastic                                                                  | 100%       | Now               | \$24,500       | 2031               | \$24,500       |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 5 Missing And 5 Disconnected</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Broken</i>                                              |            |                   |                |                    |                |             |                |          |

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## CITY UNIVERSITY OF NEW YORK - 042

## Project: CITY UNIVERSITY OF NEW YORK

| CAPITAL                 |  | FY 2024 - 2027 |         | FY 2028 - 2033 |         |
|-------------------------|--|----------------|---------|----------------|---------|
| Miscellaneous Buildings |  | 402,700        |         | 405,500        |         |
| EXPENSE                 |  | FY 2024        | FY 2025 | FY 2026        | FY 2027 |
| Miscellaneous Buildings |  | 24,600         | 7,800   | 9,300          | 9,000   |

| ASSET # | NAME                                                          | SQFT  | CAPITAL | EXPENSE |
|---------|---------------------------------------------------------------|-------|---------|---------|
| 1844    | BRONX COMMUNITY COLLEGE INFORMATION CENTER                    | 250   | 20,300  | 5,300   |
| 1845    | BRONX COMMUNITY COLLEGE GUARD HOUSE #1                        | 60    | 0       | 3,200   |
| 1846    | BRONX COMMUNITY COLLEGE GREENHOUSE                            | 300   | 24,300  | 6,400   |
| 1847    | BRONX COMMUNITY COLLEGE DROP-IN-CENTER                        | 4,032 | 395,400 | 16,900  |
| 1858    | QUEENSBOROUGH COMMUNITY COLLEGE TEMP VEHICLE STORAGE - TEMP 5 | 2,624 | 257,300 | 11,000  |
| 2640    | KINGSBOROUGH COMMUNITY COLLEGE SECURITY POST - R              | 1,130 | 110,800 | 4,700   |
| 13608   | BRONX COMMUNITY COLLEGE GUARD HOUSE #2                        | 60    | 0       | 3,200   |

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